

# CITY COUNCIL REPORT



MEETING DATE: October 24, 2005

ITEM NO. 5 GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Windmill Pass - 11-GP-2005**

## REQUEST

Request:

1. A major General Plan Amendment of the Land Use Element from Suburban Neighborhoods to Office on a 7.73+/- acre parcel located on the south side of Carefree Highway, west of Scottsdale Road (6839 E Carefree Highway).
2. To adopt Resolution No. 6767 affirming the above General Plan Amendment.

### Key Items for Consideration:

- This request is for a Major General Plan Amendment.
- The property is not contiguous with any other subdivision or integrated with other residential developments.
- Proposal would change the site from single family residential to minor office use.
- There is some support but more opposition to the change.
- Planning Commission recommended approval, 4-2.

### Related Policies, References:

CityShape 2020  
General Plan 2001

## OWNER

Don Jensen & Jim Waterworth  
480-575-8300

## APPLICANT CONTACT

Sam West Architect  
480-994-5728

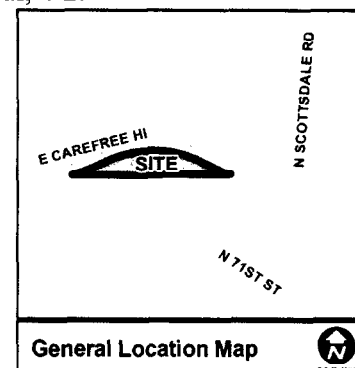
## LOCATION

South side of Carefree Highway, at the intersection with Stage Coach Pass, west of Scottsdale Road.

## BACKGROUND

### Major General Plan Amendment.

The Growing Smarter Acts (state statutes) required cities to establish criteria for major amendments to the General Plan. The Scottsdale City Council established the criteria for a major General Plan amendment in February 2001. Those criteria are a part of the city's General Plan, and include a land use change matrix, a property size criteria, and Character Area and Water/Wastewater Infrastructure criteria. If a proposed change meets any of the criteria, the proposal constitutes a major amendment to the General Plan. A land use change from Suburban Neighborhoods to an Office designation is considered a major amendment, regardless of the size of the parcel.



**General Plan Land Use Designation.**

This property is designated Suburban Neighborhoods on the General Plan Land Use Map. Surrounding this parcel on the west, south, and east are Suburban Neighborhoods designation. North of this parcel is the Town of Carefree with the equivalent of a Rural Neighborhoods designation. No character area study has been approved, and no neighborhood plans have been proposed or completed for this area.

**Context.**

This is located on the south side of Carefree Highway, at the intersection of Stagecoach Pass Road.

	General Plan Map	Zoning	Use
Subject Property	Suburban Neighborhoods	R1-43 ESL (Single Family Residential, Environmentally Sensitive Lands)	Single family residences
North / Northeast / Northwest (Carefree)	Equivalent of Rural Neighborhoods	Town of Carefree zoning Rural-70 (Single-family residential)	Single family residences
South	Suburban Neighborhoods	OS (Open Space), R1-10 ESL (Single Family Residential, Environmentally Sensitive Lands)	Unimproved

The closest existing commercial developments on Carefree Highway are at the following two locations:

1. The southwest corner of Carefree Highway and Scottsdale Road. This is a C-2 ESL (Central Business District, Environmentally Sensitive Lands) zoned property developed with a commercial shopping center.
2. The southeast corner of Carefree Highway and 60<sup>th</sup> Street. This is an SR ESL (Service Residential, Environmentally Sensitive Lands) zoned property developed with an office building.

**APPLICANT'S PROPOSAL**

**General Plan Amendment.**

The applicant is proposing the following amendment to the General Plan:

- Land Use Element designation amendment from Suburban Neighborhoods to Office (Minor).

The Suburban Neighborhoods designation provides for a range of medium to small-lot single-family neighborhoods or subdivisions. These land uses are designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions and other uses that support residential land uses, such as shopping and small business. Where Suburban Neighborhoods are designated, the corresponding residential zoning regulations may allow a limited number of non-residential uses, such as places of worship, neighborhood parks, schools, etc., that provide community assets

and services essential to balanced residential areas.

Densities in Suburban Neighborhoods are usually between one house per acre and eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

The Office designation "includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Minor office uses generate low to moderate traffic volumes, and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine buildings heights and setbacks). Strict development and landscaping requirements will protect adjacent residential uses."

The applicant has submitted a zoning application for SR zoning, indicating that the intended development is for minor offices. That zoning case is currently under evaluation for a future hearing.

**Key Issues.**

- Neighborhood office services should be provided in close proximity to residents.
- The existing single-family residences are isolated from other residences and not within a neighborhood community context.
- The properties front onto a minor arterial street with an ultimate cross-section consisting of 5 lanes: 2 east bound lanes; a center turning lane and 2 west bound lanes. A minor arterial street is appropriate for office uses.

**IMPACT ANALYSIS****General Plan.**Land Use Element and Economic Vitality Element:

Two of the goals of the Land Use Element involve maintaining a balance of land uses for residential and supporting non-residential uses that will maintain the city's economic base and encourage land use patterns that reduce automobile trips. Approaches discuss encouraging land uses that contribute to the character of the community and sustain a viable economic base. The Economic Vitality Element also addresses this issue when it encourages locating neighborhood serving non-residential areas that are in proximity to neighborhoods and residential concentrations.

There are two distinctive types of office developments that may occur as a result of an Office land use designation: Major and Minor. Major offices have more than one story and may have underground parking; this use would characteristically be found in a central business district, major commercial core, or freeway interchange. Minor offices have a residential scale and character, as described above and are intended to blend with and be compatible with surrounding residential uses. Through the zoning process, the distinction

of Major versus Minor office development for an individual site becomes apparent. However, at the time of General Plan land use designation, there are some site characteristics that can be used as indicators as to whether a site is more appropriate for Major or Minor offices. This site is environmentally constrained with natural features that limit its development potential; is located within the ESL overlay district; and is surrounded by single-family residential development. As this is not an expansion of an existing commercial center and is surrounded by residential uses, the Minor office General Plan and zoning is more appropriate than Major office for this site.

Open Space and Recreation Element:

The Open Space Map of the Open Space and Recreation Element of the General Plan designates Carefree Highway, this application's northern boundary, as a Scenic Corridor. The Scenic Corridor Design Guidelines should be applied during the development process with a 100-foot scenic buffer designated. No development is permitted within this 100-foot buffer other than trails, multi-use pathways and regional drainage facilities. A Secondary Trail is planned along Carefree Highway.

Additionally the Open Space Map indicates that a "Major Wash Corridor" crosses this site. The following approach listed under goal number one should be considered:

- "Permanently secure an interconnected open space system to maintain visual and functional linkages between major city open spaces. This system should include significant Scottsdale landmarks, major drainage courses, regional linkages and utility corridors."

Character and Design Element:

The Character and Design Element of the General Plan designates this site within the Suburban Desert Character Type. This Character type typically contains "...medium density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community."

The Streetscape Map designates that the subject area streets should have a Natural Streetscape. Natural Streetscape areas should be composed of plants that are native to the local desert with densities of plantings that are similar to natural conditions. The General Plan suggests that the streetscape theme be applied to areas within the public right-of-way as well as the area between the right-of-way and building setback line. The Scenic Corridor Design Guidelines should be implemented along this property's northern boundary, and these guidelines could be used to guide the remaining street frontage landscape themes.

Preservation and Environmental Planning Element:

The Preservation Element contains Goals that specifically discuss safeguarding the natural environment and achieving a sustainable balance between the conservation, use, and development of our natural resources. There is a major wash corridor on this property that will require sensitive treatment throughout



development and planning of this site. Specific Approaches in this Element include:

- Preserve the unique, rare and significant features of Scottsdale's natural environment.
- Encourage developments to retain and integrate the desert ecosystem where appropriate.
- Integrate environmental quality protection into all phases of local planning and policy implementation.
- Encourage retention of the 100-year floodplains as natural drainage ways without permanent construction, rechannelization (where possible) and bank clearing or straightening.

Community Mobility Element:

One of the goals of the Community Mobility Element is to relieve traffic congestion. To that end it is recommended that the city emphasize "work, live, and play" relationships in land use decisions that will reduce the distance and frequency of automotive trips. Another goal discusses the relationship and balance of land uses within general areas that will help reduce the demand on transportation systems. The Element recognizes that different areas of the city have different character and distinction of mobility needs. Mobility choices that reflect the character and dominant lifestyle within a neighborhood should be encouraged, for example, in more rural, equestrian areas of the community, links to the citywide and regional trail systems would be desired. Yet another statement of the Mobility Element discusses promoting non-motorized travel for short neighborhood trips such as homes to retail or service centers.

Carefree Highway is currently one lane in each direction adjacent to the site; there is no left turn lane and no median at the Stagecoach Pass intersection. The street carries approximately 13,500 vehicles per day along this section. The intersection of Carefree Highway and Scottsdale Road is currently signalized.

The ultimate improvements for Carefree Highway are two eastbound lanes and two westbound lanes with a center turn lane. Any development of this property may require right- and left-turning lanes for access to and from the property. The developer will be responsible for infrastructure improvements including streets and access.

**Community Involvement.**

The applicant has conducted outreach to inform the surrounding community of the proposed General Plan amendment. The applicant held one open house and a letter of information was sent to nearby property owners. The response to the proposal has been predominately opposed, with limited support. Staff has received letters of opposition from owners of 22 properties in the area.

Some of the specific opposition comments include:

- Traffic/congestion
- Noise
- Non-residential use proposed in area of only residential development

In correspondence from the Town of Carefree, the Town states that there are

desires to preserve its residential character along Carefree Highway.

**Community Impact.**

This proposal is an infill development of a property surrounded by a master planned community on three sides and the neighboring community of Carefree. If care is taken in limiting the zoning to a minor office district (SR) and site design is done with sensitivity to the surrounding uses and the site's environmental features, an office designation would be appropriate in this area.

**OTHER BOARDS AND COMMISSIONS****Planning Commission.****August 24, 2005 Remote Hearing Summary.**

At the Planning Commission Remote Hearing on August 24, 2005, the Planning Commission allowed applicant presentation, public testimony and asked questions about the proposal. The following bullets summarize the discussion:

- Two neighborhood property owners spoke in support of the change, preferring office development to residential.
- Four neighborhood property owners spoke in opposition of the change their concerns were:
  - o Over-building of office supply
  - o Negative impact on views of natural features
  - o Traffic generation and potential for congestion
  - o Impacts on the wash and natural features
  - o Suitability of the site's soils for building construction
- The Planning Commission comments were specific to whether commercial office development would be realistic on this property.
  - o What is the Scenic Corridor requirement? 100 feet is required and the site width is 250 feet.
  - o Access to the site is from the intersection of Stage Coach Pass at Carefree Highway, and an emergency access point is farther west.
  - o Why is Carefree Highway curved in this location? One of the neighbors stated that the street historically curved and was in that configuration when it was a dirt lane. The application title documents show that there was a straight alignment dedicated for the road along the south side of this property, however there are also dedications for the street along its curved alignment. It is likely the jurisdictional 404 wash presented challenges for street construction along the southern straight alignment (e.g., additional construction costs to cross the wash at a wider point).
  - o Could this project support medical offices or less heavily parked office uses? The Zoning Ordinance requires Medical Office parking at 1 space per 250 square feet, and General Office parking at 1 space per 300 square feet. This concept site plan proposes parking for General Office use.
  - o The building design should have a residential architectural vernacular.

**September 28, 2005 Hearing Summary.**

The purpose of the September 28<sup>th</sup> Planning Commission hearing was to allow public testimony, hear the staff analysis, and make a recommendation to the City Council.

The property owner and their representative spoke in favor of the application.

There were five speakers from the community opposed to the proposed General Plan amendment. Their concerns were:

- Land use
  - The Town of Carefree desires to maintain Carefree Highway as a residential character roadway.
  - Existing offices in the area are available for lease, indicating that there is not a shortage of offices in this area and thus no need for additional offices.
- Character
  - Visual impact of non-residential buildings and development.
- Speculative application (the owner is not an office developer).
- Traffic
  - Potential access to office development intersects with Stage Coach Pass, which is a local street marked for local traffic only.
  - West of this site is a length of Carefree Highway that consists of 12 uninterrupted straight miles of roadway.
  - The curve in Carefree Highway at this location may create hazard for accidents.
- Wash/drainage
  - The wash presents flood issues.
  - The wash also presents concerns regarding whether underground parking is or is not feasible, as well as building foundation stability concerns.
  - The detention basins that would be needed for office development to handle drainage present health hazards.
- Noise
  - Noise impacts from the resulting construction and traffic on Carefree Highway, as well as on the proposed office site (doors slamming, cars starting, people's voices).
- Lighting
  - Lighting impacts from office development compared to residential development.

The Planning Commission evaluation included the following:

- The key concern is traffic because of the site location and street curve. Carefree Highway ultimate cross section consists of 4 lanes and a center turn lane; this site would also have access driveway and deceleration lanes.
- The minor office zoning equivalent is SR (Service Residential) which

allows only 18-foot high buildings and the property development is 240-feet from the closest house thus the views would not be impacted.

- Consideration that the existing General Plan designation of Suburban Neighborhoods could allow for an equivalent R1-10 (Single-family residential 10,000 square feet per lot) or R1-7 (Single-family residential 7,000 square feet per lot) zoning.

**RECOMMENDATION**

The Planning Commission voted 4-2 to recommend approval of the General Plan Amendment.

**RESPONSIBLE  
DEPT(S)**


**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Kira Wauwie, AICP  
Project Coordination Manager  
480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

Randy Grant  
Chief Planning Officer  
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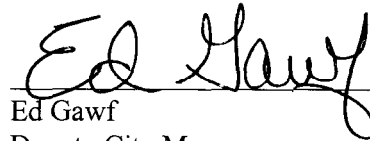
**APPROVED BY**

  
\_\_\_\_\_  
Randy Grant  
Chief Planning Officer

10/9/05  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Frank Gray  
General Manager Planning & Development Services

10.12.05  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ed Gawf  
Deputy City Manager

10/9/05  
\_\_\_\_\_  
Date

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Resolution No. 6767  
Exhibit 1. Land Use Map
5. Major General Plan Amendment Criteria
6. Citizen Involvement
7. City Notification Map
8. Correspondence from Carefree
9. August 24, 2005 Planning Commission Minutes
10. September 28, 2005 Planning Commission Minutes



SAM J. WEST III  
ARCHITECT, AIA

August 3, 2005

City of Scottsdale  
Planning and Development Services  
% Kira Wauwie  
7447 E. Indian School Road  
Scottsdale, Arizona

Re: General Plan Narrative  
Windmill Pass  
6839 East Carefree Highway  
Scottsdale, Arizona  
Project Number: 11-GP-2005

Kira:

Per Staff request the previously submitted nattative has been restructured and is as follows.

This project is being proposed in response to the needs generated by existing and future homes constructed in the area.

A. Value Scottsdale's unique Character and lifestyle:

- I. This project fulfills the goals of preserving and enhancing the unique desert nature this area of Scottsdale.
- II. The proposed land use is in response to the S-R zoning district created withing our Zoning ordinances.

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SCOTTSDALE, ARIZONA  
85258-2467

11-GP-2005

TELEPHONE: 480.994.5728  
TELEFAX: 480.994.5718  
EMAIL: SAM@SAMJWEST.COM

8-4-05

ATTACHMENT #1

B. Support Economic Vitality:

- I. Research on existing Class "A" space proved there is a need for professional space. This space will create new jobs and increase school taxes and increase tax revenue for the city. New jobs and the associated salaries will strengthen Scottsdale. These increases will help to forestall tax increases to all property owners in Scottsdale. This type of use is most desirable and has the least negative impact on the city.

C. Enhance the Neighborhood:

I. Community Involvement:

Citizens have attended open houses to discuss this project. Numerous comments have been made concerning several issues including height, lighting, noise, health, property values and this project being compatible with this area and being in conformance to city planning goals.

All of these issues have been addressed or are being addressed through alteration of the project, determination of the facts and continual dialog with neighbor's to refine the project.

II. Housing:

This project will enhance existing and future homes by providing for a location for professional services in close proximity to the existing residential neighborhoods. The project will increase property value and corresponding tax base.

III. Neighborhood:

The goal of the project design is to create a residential look and feel that is compatible with existing homes. It is multiple buildings of Santa Fe Style. There are three small parking lots, some of which are smaller than the drives and parking found in some larger homes.

One of the benefits of the locations and orientations of the buildings is it provides a very effective way of reducing existing noise generated by traffic on Carefree highway. The density of landscaping will further the sound deadening effects of the buildings. This design has the potential to reduce the noise level by up to twenty five percent.



D. Open Space:

I. Open Space and Recreation:

The project has in excess of fifty-seven percent open space. This is over twice what regulation calls for. This open space will serve to make this project more residential in nature.

Buildings will cover approximately twenty-three percent of the site.

Limiting the building height will reduce the visual impact of the buildings as they relate to the site.

II. Preservation and Environmental Planning:

One of the primary goals of this project is keeping and enhancing the extensive significant desert vegetation existing on the site. In most areas the vegetation is dense enough to prevent seeing through the site. The project design embraces keeping, or relocation of all significant vegetation. One design goal is to create a sense of inseparability between landscaping and buildings.

The existing overhead utility lines will be removed and new lines placed underground.

E. Seek Sustainability:

I. Cost of Development:

The above average cost of development is driven by several factors, some of which are:

The project is planned to be Class "A". Part of this is to attract and keep the type professional user this area demands.

Most medical service facilities have a substantial amount of Class "A" space .

Medical and Professional services are long term uses. Long term uses increase the stability neighborhoods.

Two thirds of the parking is under ground.

II. Growth Areas:

The North Scottsdale, Carefree area anticipate approximately eight thousand additional homes to achieve build out. Most of these homes will be located east of Pima Road, in Scottsdale. The remaining one thousand or so homes will be in north Carefree. The completion of these areas should not have a large impact on affect this area. As the build out occurs a large portion of the construction traffic that creates most of the noise on Carefree Highway will be reduced.

III. Public Service and Facilities:

There will be no request for public funds associated with water, sewer or other utilities improvements.

The size of this project will not materially affect existing public services.

F. Advance Transportation:

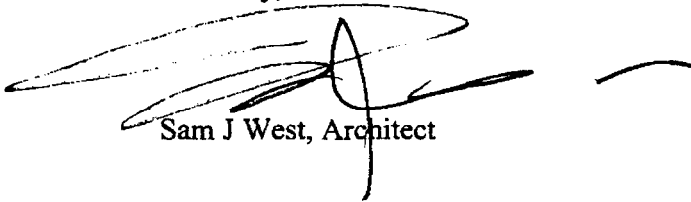
I. Community Mobility:

The four existing drives accessing Carefree Highway will be eliminated. Proposed street improvements would include providing asphalt left turn lanes to the north and south and a right turn for eastbound Carefree Highway. These improvements are to be located at the Stagecoach and Project Entrance intersection. These improvements will increase safety and reduce existing congestion at the intersection. A byproduct of this will be a reduction of construction traffic noise.

This project will reduce through traffic by providing services within the neighborhood.

Travel time to other locations will be reduced as a result of services being available to those in the immediate area. This travel reduction will reduce pollution, lost time, wear and tear on public infrastructure, while increasing jobs. A long drive can be replaced with a walk, a bike ride, drive a golf cart or ride a horse or a short trip by car to this location.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam J West', with a large, stylized loop and a horizontal line extending to the right.

Sam J West, Architect



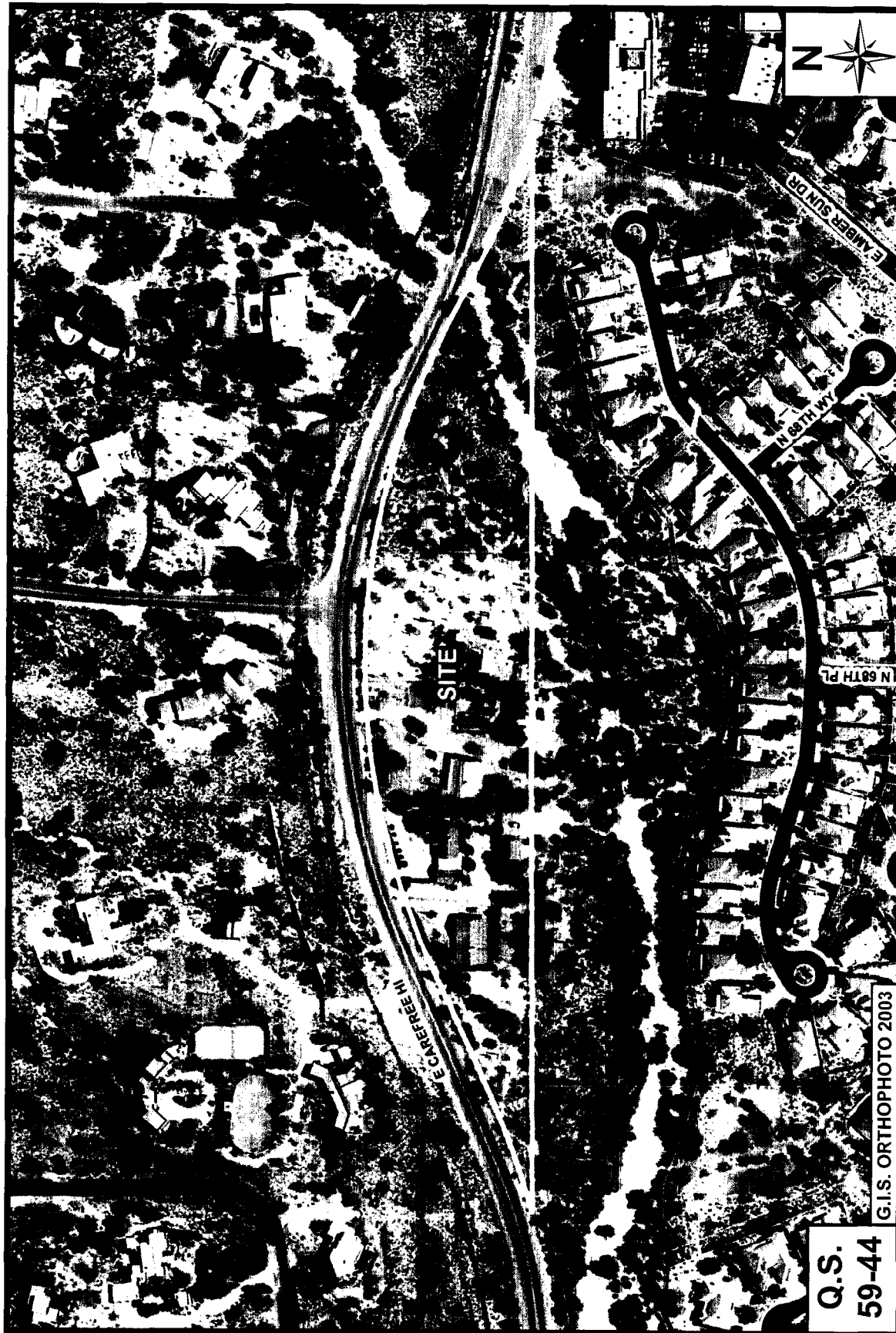
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59-44

G.I.S. ORTHOPHOTO 2003

Windmill Pass

11-GP-2005

ATTACHMENT #2

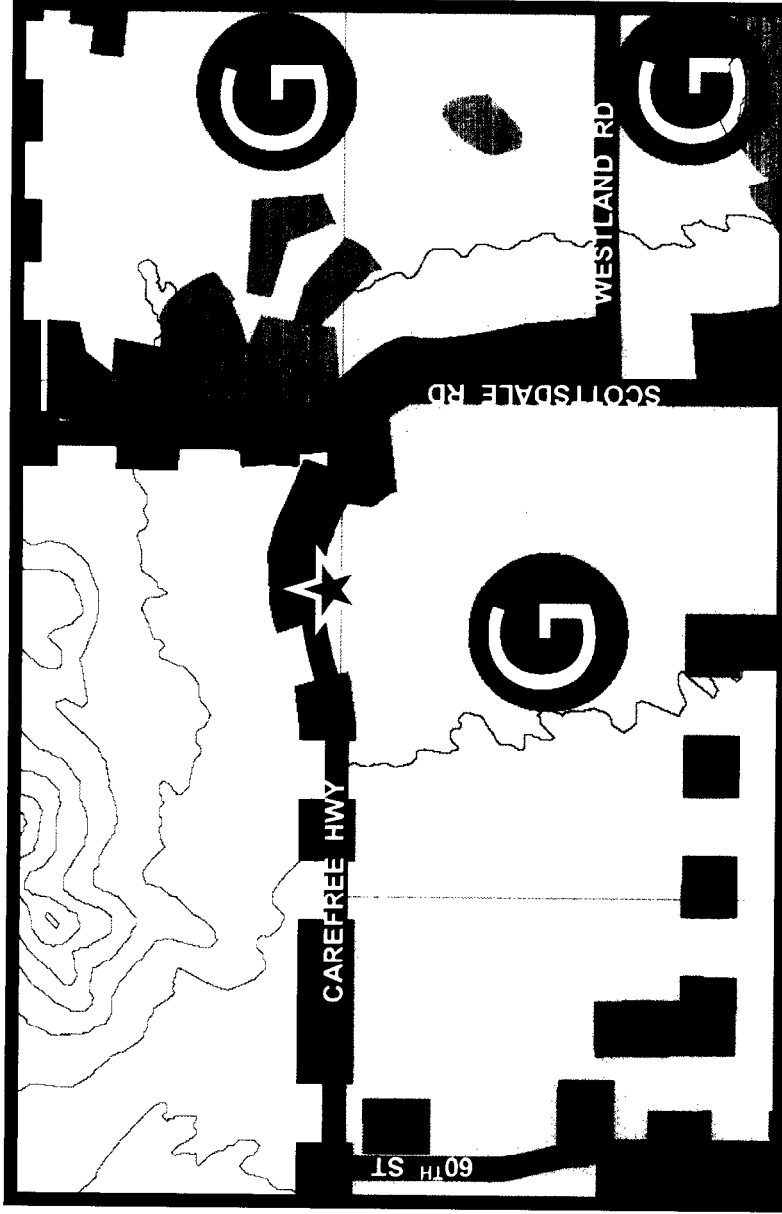


11-GP-2005

Windmill Pass

ATTACHMENT #2A

# General Plan (Existing)



- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use

McDowell Sonoran Preserve (as of 8/2003)

Recommended Study Boundary of the McDowell Sonoran Preserve

City Boundary

Location not yet determined

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004



RESOLUTION NO. 6767

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM CATEGORY SUBURBAN NEIGHBORHOODS TO CATEGORY OFFICE FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CAREFREE HIGHWAY, WEST OF SCOTTSDALE ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission has held a remote public hearing at the Via Linda Senior Center on August 24, 2005 and another hearing on September 28, 2005 concerning the General Plan Amendment; and

WHEREAS, the City Council, has held a public hearing on October 24, 2005, and has incorporated, whenever possible, the concerns expressed by all interested persons; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use, Element for the City of Scottsdale, for the property located on the south side of Carefree Highway, west of Scottsdale Road from Category Suburban Neighborhoods to Category Office.

Section 2. That the above amendment is described in Case No. 11-GP-2005, (relating to zoning case 20-ZN-2005) and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 24 day of October, 2005.

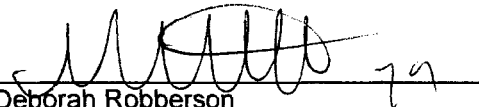
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

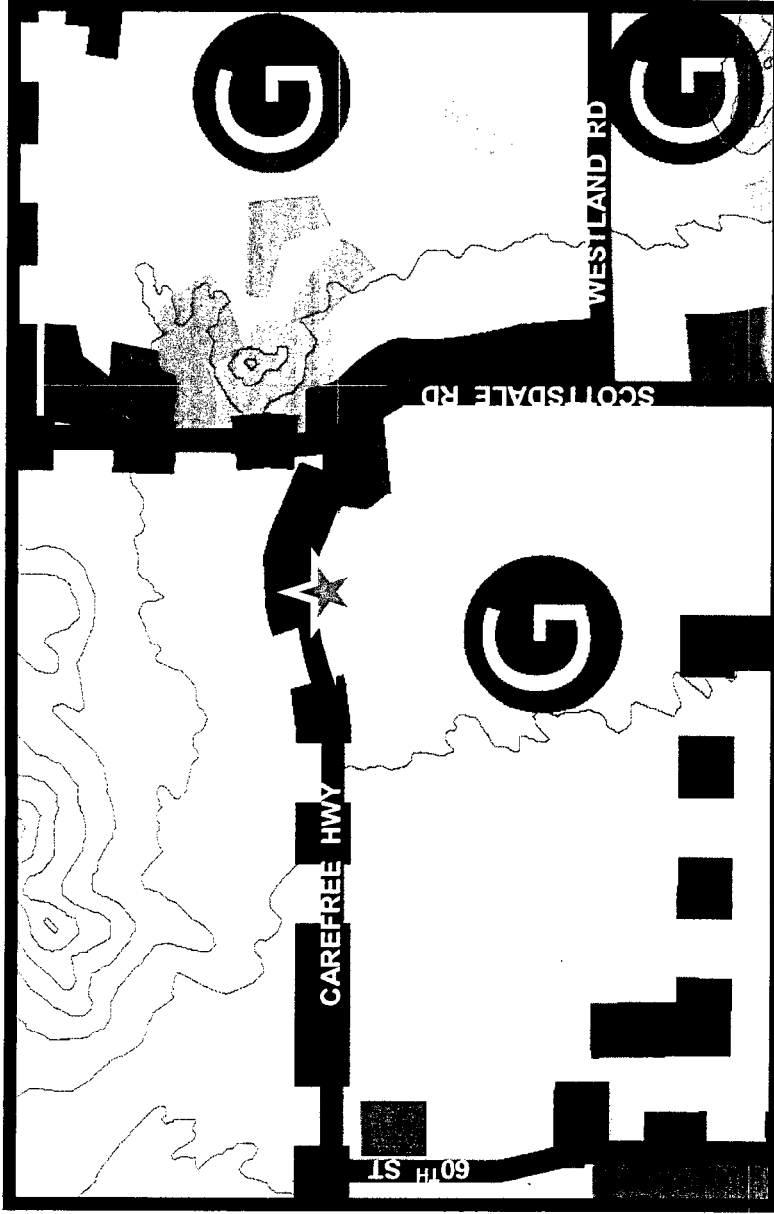
By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Deborah Robberson  
Acting City Attorney



# General Plan (Proposed)



- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use

McDowell Sonoran Preserve (as of 8/2003)

Recommended Study Boundary of the McDowell Sonoran Preserve

City Boundary

Location not yet determined



**Criteria for a Major Amendment to the 2001 Scottsdale General Plan**  
(City Council approved 10/30/01)

**Scottsdale's Mission:** In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character,
- b. Plan for and manage growth in harmony with the natural desert surroundings,
- c. Promote the livability of the community,
- d. Enhance and protect neighborhoods, and
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment,
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
- c. Land uses should contribute to the unique identity that is Scottsdale,
- d. Land uses should contribute to the building of community unity and cohesiveness,
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment,
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

**Character of Land Uses:** A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.

**Criteria:** An amendment to the Land Use Element of Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the following criteria:

**1. Change in Land Use Category**

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

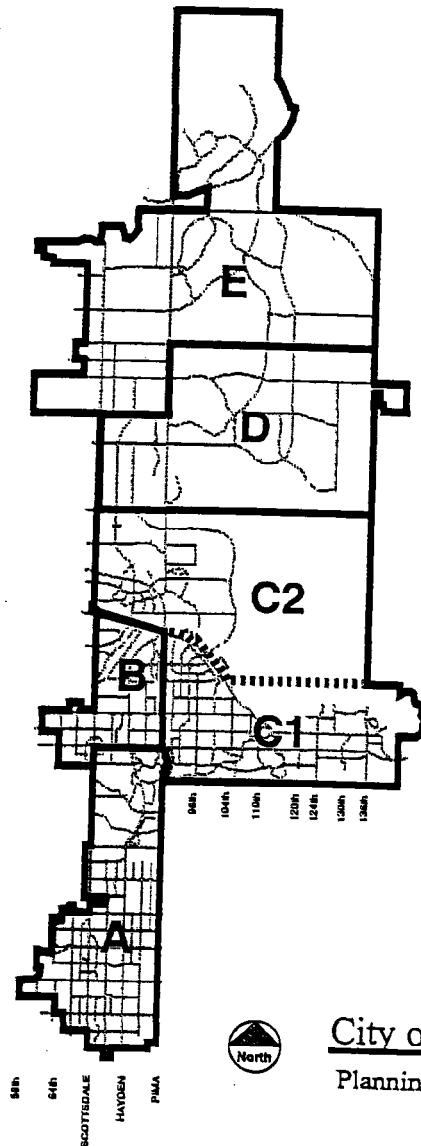
	To:	Group A	Group B	Group C	Group D	Group E
<b>From:</b>	Land Use Plan Category					
Group A	Rural Neighborhoods		Yes	Yes	Yes	Yes
	Natural Open Space					
Group B	Suburban Neighborhoods			Yes	Yes	Yes
	Developed Open Space					
	Cultural/ Institutional or Public Use					
Group C	Urban Neighborhoods	Yes				Yes
	Resorts/Tourism					
Group D	Neighborhood Commercial	Yes	Yes			Yes
	Minor Office					
	Minor Employment					
Group E	Commercial	Yes	Yes			
	Office					
	Employment					
	Mixed Use					
	Regional Use Overlay					

## 2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

- \* Planning Zones A, B 10 acres or more
- \* Planning Zone C1, C2, D and E 15 acres or more

JENNY LYNN  
CIRCLE MOUNTAIN  
MONDA BOW  
ROCKAWAY HILLS  
DESERT HILLS  
JOY RANCH  
STAGECOACH PASS  
CAREFREE HWY.  
DOVE VALLEY  
LONE MOUNTAIN  
DIXILETA  
DYNAMITE  
JONAX  
HAPPY VALLEY  
PINNACLE PEAK  
DEER VALLEY  
BEARDSLEY  
OUTER LOOP  
FRANK LLOYD  
WRIGHT BLVD  
GREENWAY  
THUNDERBIRD  
SWEETWATER  
CACTUS  
CHOLLA  
SHEA  
DOUBLETREE RANCH  
MCCORMICK  
INDIAN BEND  
MCDONALD  
CHAPARRAL  
CAMELBACK  
INDIAN SCHOOL  
THOMAS  
MCDOWELL  
MCKELLIPS



ZONE A includes the Downtown Business/Entertainment District and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airpark, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, McDowell Mountain Ranch, DC Ranch, and Greyhawk, all major master planned developments (C1 & C2 are divided by the CAP Canal and Thunderbird Road)

ZONE D encompasses the Pinnacle Peak, Desert Highlands and Troons communities, and large undeveloped tracts

ZONE E includes Terra Vita, the Boulders, Desert Mountain, Legend Trails, the 15,000-acre tract of State Trust Lands, and other undeveloped lands

City of Scottsdale  
Planning Zones

2b. *Acreage Criteria Overriding Incentives*

Certain exceptions to these criteria (2a.) are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered as a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
  - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space
  - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

3. *Character Area Criteria*

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered as a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. *Water/Wastewater Infrastructure Criteria*

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

*If a project applicant wishes to appeal the designation of a General Plan major amendment, the Comprehensive Planning Division Planning Director, or the position equivalent, will evaluate the appeal and make a major amendment determination.*



SAM J. WEST III  
ARCHITECT, AIA

August 3, 2005

City of Scottsdale  
Planning and Development Services  
% Kira Wauwie  
7447 E. Indian School Road  
Scottsdale, Arizona

Re: Community Input Certification  
Windmill Pass  
6839 East Carefree Highway  
Scottsdale, Arizona

Kira:

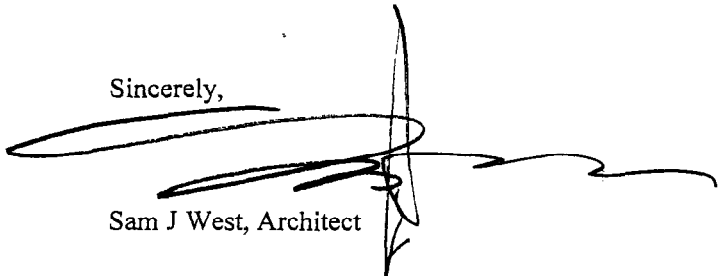
Attached are:

An invitation to a open house on June 2, 2005.

A mailing list (supplied by the city) sent to approximately one hundred and twenty property owners living within one thousand feet of the property.

A copy of the sign in sheet for the June 2, 2005 open house.

Sincerely,



Sam J West, Architect

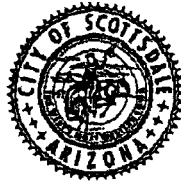
11-GP-2005

8-4-05

8160 NORTH HAYDEN, BUILDING J, SUITE #210  
SCOTTSDALE, ARIZONA  
85258-2467

TELEPHONE: 480.994.5728  
TELEFAX: 480.994.5718  
EMAIL: SAM@SAMJWEST.COM

ATTACHMENT #6



CASE NO: 11-26P-2005  
PROJECT LOCATION: 6839 EAST CAREFREE HIGHWAY

### COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

Date	Name (person, organization, etc.) and address	Contact Format		
		Meeting	Phone	Letter
6/2/05	SEE ATTACHED			

Signature of owner/applicant: 

7/29/05  
Date



# INVITATION



SAM J. WEST III  
ARCHITECT, AIA

May 17, 2005

**Property Owner:**

The Owners of the property located on the south side of Carefree Highway at Stagecoach are extending an invitation to an open house on the evening of June 2, 2005 in the Juniper Room of El Pedregal Marketplace between 5:00 and 7:00 pm. The purpose of the open house is for a discussion of issues and decisions concerning our project. This is important to us and our neighbors.

Recognizing that all endeavors require a starting place, we would like to start with an overview of the existing site and its proposed uses.

The site is approximately 6.5 acres, with four existing homes, some of which have horse facilities.

The use will be limited to area neighborhood needs, not large users who generate a lot of traffic.

The density should be consistent with adjacent residential development, particularly to the north.

Landscaping will incorporate all significant existing vegetation and add native vegetation as required to maintain a residential look and feel.

By placing a significant amount of parking will be below grade we can significantly increase open space and landscaping. This will reduce the "normal commercial look" and reinforce the residential character.

There will be no overhead pole lighting. A majority of the lighting will be provided by bollard fixtures. They are approximately four feet high and direct light down and out. The balance of the lighting will be landscape lighting and some building lighting. All lighting will respect the night sky and neighbors.

We would like to take advantage of some benefits that result from making portions of the project two story for the following reasons: (1) A second story can act as a buffer to reduce the traffic noise from Carefree Highway. (2) A second story can screen mechanical equipment. (3) It reduces the size of the building footprint, thus increasing the amount of open space. (4) This approach will make it possible to limit the building's footprints to about 17% of the site. The height would be limited to the height of the existing water tank or about twenty-seven feet. The two story portion of the building represent approximately 7% of the site.

Maintaining the look and feel of the surrounding Sonoran Desert and our unique community is of utmost importance to all. Our goal is to maintain these attributes and make convenient, local, services possible.

If you are unable to attend the meeting, please contact us with any questions or comments. We will be happy to meet with you if another time would be more convenient.

Sincerely,



Sam J West, Architect

8160 NORTH HAYDEN, BUILDING J, SUITE #210  
SCOTTSDALE, ARIZONA  
85258-2467

TELEPHONE: 480.994.5728  
TELEFAX: 480.994.5718  
EMAIL: SAM@SAMJWEST.COM

# MAIL LIST

Albertsons Inc  
250 Parkcenter Blvd. Box 20  
Boise, Id.  
83726

Paul & Renee Anderson  
34467 N 66<sup>th</sup>. Way  
Scottsdale, Az  
85262

KMA Associates LLC  
111 W Monroe Pl Ste 704  
Phoenix, AZ  
85003

Kerry M & Charlene M Atkinson  
34435 N 68th Way  
Scottsdale, Az  
85262

Christine M Avila  
6782 E Nightingale Star Circle  
Scottsdale, Az  
85262

Marian L Balch  
6752 E Nightingale Star Cir  
Scottsdale, Az  
85262

John S III & Margaret Banas  
7580 E Aster Dr  
Scottsdale, Az 85260

Edward F & Linda B Begley  
6864 E Whispering Mesquite Tr.  
Scottsdale, Az  
85262

Robert J & Doris J Berry  
Po Box 6122  
Carefree, Az  
85377

Selby Bethany  
11440 San Vicente Blvd, Suite 200  
Los Angeles, Ca.  
90067

Joanne M Bieniek  
6763 E Whispering Mesquite Trl  
Scottsdale, Az  
85262

Black Mountain Foothills H. O. A.  
P.O. Box 3183  
Carefree, Az  
85377

Delores A Blakeman  
6749 E Nightingale Star Cir  
Scottsdale, Az  
85262

Ronald F & Julia Ann Boswell  
PO Box 3155  
Carefree, Az  
85377

Rick A & Cheryl H Brown  
4680 Rhodi Ln  
Freeland, Wa  
98249

Hilda J Brown  
6962 E Purple Shade Cir  
Scottsdale, Az  
85262

Kenneth R & Madeline M Burk  
6838 E Nightingale Star Cir  
Scottsdale, Az  
85262

Marie Burnstein  
6961 E Purple Shade Cir  
Scottsdale, Az  
85262

Heleen C Buyten  
6734 E Nightingale Star Cir  
Scottsdale, Az  
85262

Nadine K Cafilisch  
6912 E Nightingale Star Cir  
Scottsdale, Az  
85262

Steven Cardinale, Sr  
PO Box 1152  
Edwards, CO  
81632

Town of Carefree  
P.O.Box 740  
Carefree, Az  
85377

Carefree Foothills H.O.A.  
P.O.Box 1224  
Carefree, Az  
85377

Roger I Ceilley  
6856 E Nightingale Star Cir  
Scottsdale, Az  
85262

Robert P & Betty Ann Churchill  
34476 N 68th Way  
Scottsdale, Az  
85262

Judith P Clark  
6829 E Nightingale Star Circle  
Scottsdale, Az  
85262

James A & Andrea K Clement  
6714 E Amber Sun Dr  
Scottsdale, Az  
85262

Coalition of Pinnacle Peak  
9812 East Pinnacle Peak, PMB 275  
Scottsdale, Az  
85255

Jack Robert & Krista Lea Collins  
PO Box 1336  
Carefree, Az  
85377

Terravita Community Assoc Inc  
34109 N 69th Way  
Scottsdale, Az  
85254

Terravita Community Assoc. Inc  
14901 N Scottsdale Rd No 200  
Scottsdale, Az 85254

J Scott Connelly  
PO Box 5868  
Carefree, Az  
85377

Donald L & Anne E Cooke  
6671 E Whispering Mesquite Tr  
Scottsdale, Az  
85262

John S Corban  
6973 E. Purple Shade Cr  
Scottsdale, Az  
85262

Michael A & Jill Crivelli  
6695 E Amber Sun Dr  
Scottsdale, Az  
85262

Charles & Tina Davis  
40555 N Canyon Ridge Trail  
Cave Creek, Az  
85331

G Kim Davis & John D Rodgers  
19604 N E 134th Pl  
Battleground, Wa  
98604

David J & Barbara L Edler  
34464 N 68th Way  
Scottsdale, Az  
85262

Erdman Real Estate Holdings LLC  
5117 University Ave  
Middleton, Wi  
53705

David L Fields  
34452 N 68th Way  
Scottsdale, Az  
85262

Jack E & Phyllis A Finney  
15516 Hitchcock Rd  
Chesterfield, MO  
63017

Larry J & Estee R Flynn  
6937 E Purple Shade Cir  
Scottsdale, Az  
85262

William R Getter  
Po Box 6337  
Sheridan, Wi  
82801

Alan L & Lannette Gordon  
6823 E Nightingale Star Circle  
Scottsdale, Az  
85262

Gp Properties, Carefree Cave Creek  
LLC  
2999 N 44th St Ste 235  
Phoenix, Az  
85018

Gp Properties, Carefree Cave Creek  
LLC  
Po Box 15195  
Phoenix, Az  
85060

Aaron L & Ronny L Grenley  
Po Box 933  
Carefree, Az  
85377

Warren E & Mila A Grieb  
101 Harvest Commons  
Westport, CT  
06880

William R & Antoinette M Gruener  
6868 E Nightingale Star Cir  
Scottsdale, Az  
85262

Alfonso A Guagenti  
6111 75th St  
Middle Village, NV  
11379

Mark & Joanne Hammer  
8005 W Adam Ave  
Peoria, Az  
85382

Malcolm R & June C Harris  
331 Lewis Wharf  
Boston, MA 02110

Allen M & Lori K Harris  
6985 E Purple Shade Cir  
Scottsdale, Az  
85262

Erin J Harvey  
33007 N 68th Way  
Scottsdale, Az  
85262

Gordon N & Lura L Heller  
6927 E Nightingale Star Cir  
Scottsdale, Az  
85262

Nestor J & Laureen a Herbowy  
6811 E Nightingale Star Cir  
Scottsdale, Az  
85262

Alice Anne Hesse  
34471 N 68th Wy  
Scottsdale, Az  
85262

Harland E & Pamela J Hohenstein  
34447 N 68th Wy  
Scottsdale, Az  
85262

William Alexander & Phyllis Hull  
Hubbard  
540 Tuallitan Rd  
Los Angeles, Ca  
90049

Brigitte Hull  
6658 E Whispering Mesquite Tr  
Scottsdale, Az  
85262

Frank J & Patsy M Jeffries  
214 E Northern Ave  
Phoenix, Az  
85020

Don Jensen  
6839 East Carefree Highway  
Cave Creek, Az  
85331

Jeremiah P & Mary Anne O'Connor  
3167 Armour St  
Port Huron, MI 48060

Gerry Jones  
Po Box 1255  
Carefree, Az  
85377

David W Jones  
246 Landis Ln  
Deefield, IL  
60015

James L & Lois M Jordan  
20236 Cottagewood Rd  
Deephaven, MN  
55331

Malcolm E & Eliza K Kendall  
26980 W 107th St  
Olathe, KS  
66061

Richard M & Sharon L Keough  
6874 E Nightingale Star Cir  
Scottsdale, Az  
85262

Judith R Klarman  
6898 E Nightingale Star Cir  
Scottsdale, Az  
85262

Larry R Kolb  
1220 Lincoln Parkway  
Missoula, Mt  
59802

Curtis S & Kristina Kozall  
PO Box 25393  
Scottsdale, Az  
85255

Carl N & Darlene M Kuelczo  
6722 E Amber Sun Dr  
Scottsdale, Az  
85262

Barbara J Kuzma  
6930 E Nightingale Star Cir  
Scottsdale, Az  
85262

John K Lassen  
12614 E Saddlehorn Tr  
Scottsdale, Az  
85259

Ruth H Laveen  
6755 E Nightingale Star  
Scottsdale, Az  
85262

Eugene A & Janice C Lilley  
Po Box 1029  
Carefree, Az  
85377

John & Mary Ann Lowther  
6979 E Purple Shade Cir  
Scottsdale, Az  
85262

Benjamin & Phyllis E Marion  
6841 E Nightgale Star Circle  
Scottsdale, Az  
85262

Steven W Mc Lean  
6623 E Old Paint Trail  
Carefree, Az  
85377

Aaron & Barbara Michaelson  
811 W 15th Place 608  
Chicago, IL 60607

Nora E Miller  
Po Box 2686  
Carefree, Az  
85377

Roger J & Hazel J Mowry  
6647 E Whispering Mesquite Tr  
Scottsdale, Az  
85262

Richard & Janet Muellereile  
122 W Pleasant Lake Rd  
North Oaks, Mn  
55127

Roger C & Georgia D Nafziger  
53 River Bend Ct  
Chesterfield, MO  
63017

Timothy W & Janet B Nakayama  
6824 E Whispering Mesquite Tr  
Scottsdale, Az  
85262

George R & Lucille S Nash  
6670 E Whispering Mesquite  
Scottsdale, Az  
85262

Nesmith, Inc.  
6706 E Amber Sun Dr  
Scottsdale, Az  
85262

Theresa I Noreika  
6858 E Whispering Mesquite Trail  
Scottsdale, Az  
85262

Suzanne T & Jerry E Olson  
6862 E Nightingale Star Cir  
Scottsdale, Az  
85262

Thomas C Patzin  
1157 Amber Dr  
Lemont, IL 60439

Curt a & Mary H Plaster  
5125 S W Grayson St  
Seattle, Wa  
98116

John Jr & Prudence Quinn  
6694 E Whispering Mesquite Tr  
Scottsdale, Az  
85262

John M & Alice A Rasich  
6764 E Nightingale Star Cir  
Scottsdale, Az  
85262

Monica R & Albert D Reynolds  
6850 E Nightingale Star Circle  
Scottsdale, Az  
85262

Margaret J Wolin  
6758 E Nightingale Star Cir  
Scottsdale, Az  
85262

Brian K & Angela C Ritter  
4080 N Madison St  
Woodstock, IL  
60098

Elizabeth Robbins  
6772 E Whispering Mesquite Trail  
Scottsdale, Az  
85262

Arnold J & Reva Rudley  
34479 N 66th Way  
Scottsdale, Az  
85262

Robert L & Myrene S Sari  
6844 E Nightingale Star Cir  
Scottsdale, Az  
85262

City of Scottsdale  
7447 East Indian School Road, Suite  
105  
Scottsdale, Az  
85251

Mildred M Sersen  
6767 E. Nightingale Star Cir  
Scottsdale, Az  
85262

Douglas & Maureen Sewright  
22615 N 45th Pl  
Phoenix, Az  
85050

D Paul & Rose Sharman  
2403 W Lone Cactus Dr #147  
Phoenix, Az  
85027

James L & Barbara G Shaw  
6757 E Whispering Mesquite Trail  
Scottsdale, Az  
85262

Lawrence & Krysha Sorce  
6853 E Nightingale Star Cir  
Scottsdale, Az  
85262

James R & Debra Spenella  
Po Box 6558  
Incline Valley, Nv  
89450

Stan & Thea Steele  
13 1/2 Upland Road  
Colorado Springs, CO 80906

Scott R Stewart & Grant Meyer  
6852 E Whispering Mesquite Trail  
Scottsdale, Az  
85262

Wendel James & Norma Beth Strong  
10691 E Fanfol Ln  
Scottsdale, Az  
85258

Hieron & Erika Sudhausen  
PO Box 794  
Carefree, Az  
85377

Norman & Etta June Surratt  
6635 E Whispering Mesquite Tr  
Scottsdale, Az  
85262

Timothy L Horn Investments Inc  
PO Box 933  
Westerville, OH  
43086

William E & Marcia A Trudeau  
8304 E Woodland Park Dr  
Spokane, WA 99217

Proverbs 3.5 Trust  
6788 E Nightingale Star Cir  
Scottsdale, Az  
85262

Victor & Elizabeth M Van Valin  
10015 NE 4th St, Unit 3004  
Bellevue, WA 98004

Donald H & Eileen M Vancott  
6818 E Whispering Mesquite Trail  
Scottsdale, Az  
85262

Ann L Vanderwerf  
34423 N 68th Wy  
Scottsdale, Az  
85262

Richard A & Darlene M Voiles  
6817 E Nightingale Star Cr  
Scottsdale, Az  
85262

Peter J & Rosemary M Wakefield  
6830 E Whispering Mesquite Trail  
Scottsdale, Az  
85262

James L Waterworth  
6839 E Carefree Hwy  
Cave Creek, Az  
85331

Timothy J & Barbara Weaver  
7805 Erie St  
Sylvania, Oh  
43560

Scott S & Donna J Whitley  
6870 E Whispering Mesquite Tr.  
Scottsdale, Az  
85262

Richard C & Victoria A Withers  
PO Box 6067  
Carefree, Az  
85377

SIGN IN  
SHEET

(pg 1)

6/2/05 - OPEN HOUSE

✓	Bob & Inge Vairo -	585-4463
✓	Linda Whitehead	488-7093
	JOANN & GORDON WATKINS	575-9760
✓	RON ROESSLER	488-6080
#5 ✓	Graham Keltie	513 0257
#6 ✓	Patricia Keltie	513 0257
✓	Toni Gruener	488-0404
	Susan Kough	595-6926
	ALLEN NEELY	480 922-1557
✓	Mary DeAngelis	480 488-3196
✓	Michael DeAngelis	480-488-3196
✓	SEAN JONES	480-488-9384
✓	Tom John	480-595-6769
#13 ✓	Paul K. Altman	480-488-8804
#14 ✓	Bob London	480-585-6628
	Norma & Wendel Strong	(480) 860. 4260
	ARON & Penny Grenley	(480) 488-3377
	GARY & IRMGARD HAYWARD	480/595-8279
	Vern & Nadine Ceflerick	480/488-0954
	Nancy Christman	480-563-0538
	Maki Banigan	480 488 8053
	Angela Fox	480 488 8088 8308
	Kim Carter	480 563 0534
	Julie & Ron Boswell	480-575-0688.

Helen Bryten 480-595-7199  
 Ralph Bland 480-575-1168  
 ✓ #27 ↓ Mr + Mrs. Mike Paurasewicz 480-575-0980  
 H & MRS George NASH 480 219 2018  
 TIM HORN TIM HORN @ TIM HORN • COM  
 ✓ Frank Mandley 480 223-2677  
 ✓ Jamie Jensen 480-595-6511  
 #32 ✓ Erika Singhansen 480-488 9474  
 ✓ Karen Cahill 480-584 488-9596  
 ✓ Jim Swen 480 650 0959  
 ✓ Fatsy Jeffries 602-996-8386  
 Mark & Jane Hame 623-580-0190  
 Julie Lucy 480 575 8892  
 Max Lucy  
 M. Sue & Tara Cole 480-488-0276

**McClay, Doris**

---

**From:** QHARRISJM@aol.com  
**Sent:** Monday, August 22, 2005 10:32 AM  
**To:** dmccclay@scottsdaleaz.gov  
**Subject:** Windmill Pass Proposal

We strenuously object to the proposal to rezone subject land  
The following comments address the guiding principles and elements of the Windmill Pass proposal

a. Character and Lifestyle

i..character and lifestyle

project completely destroys residential character of the neighborhood

ii..land use

high density of commercial buildings take the place of individual homes with front and back yards eliminating open space

b. Economic Vitality

this project will have a negative impact on property values of TerraVita and Carefree residents

c. Neighborhood Enhancement

parking lots, backs of commercial buildings, delivery areas and refuse containers do NOT enhance neighborhoods

d. Open Space

open space and views of Black Mountain will be highly compromised by density and height of commercial buildings

e. Sustainability

there is already considerable development of commercial areas in close proximity to the Windmill Pass proposal and there is no rationale for more of the same

f. Transportation

additional traffic, traffis noise and congestion will be invitable as a result of this project

We request that our response to this proposal be represented at any of the hearings and meetings dealing with this proposal

June and Malcolm Harris  
6832 E. Nightingale Star Circle  
Scottsdale, Az 85262

we can also be reached at:

Box 509  
Truro, MA.02666  
(508) 349 2656

331 Lewis Wharf  
Boston, MA 02110

Thank you for your consideration in this matter

08/22/2005



June and Malcolm Harris

08/22/2005

Caller Name: Victoria Withers  
Date of Call: August 30, 2005  
Case Regarding: Windmill Pass 11-GP-2005

Caller Phone Number: 928-735-7705  
Caller Address: 6700 E Carefree Hwy

Comments: Opposed to project due to traffic concerns – no plans for stop lights and will increase onto the Carefree Hwy. There is already too much traffic and too many office buildings. The zoning should remain suburban.

1. The additional office building space is unnecessary in the North Scottsdale Area. There is plenty of available space.

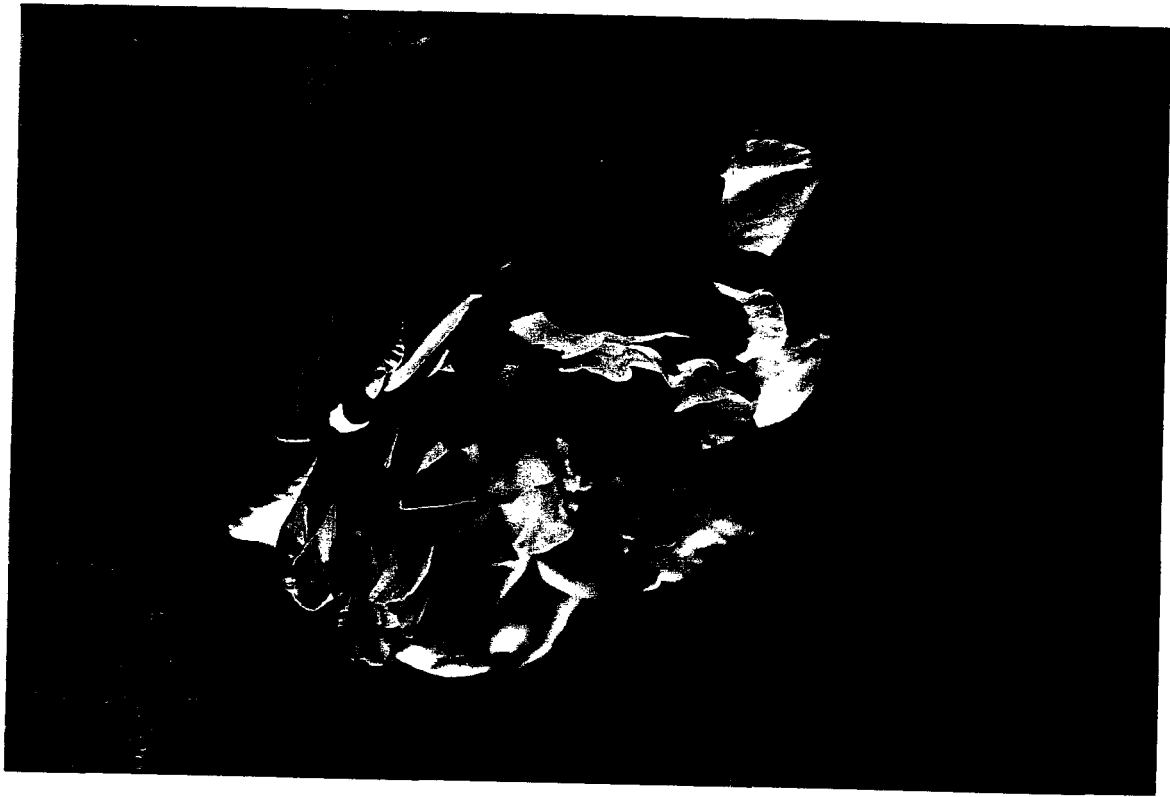
2. Additional traffic as a result of 4 homes becoming 4 office sites.

3. Obvious ploy to raise the land values from residential to commercial. (the 2 story shop plan was changed to office) so when the highway is to be straightened out in this area the land values will be much higher.

Dear King,

Aug 28-05

My husband, Richard, and I, Victoria are property owners at 6700 E. Carefree Highway - less than 1 block from the proposed zoning change from residential to commercial at 6839 E. Carefree Highway - Windmill Pass (see name Case Number 11-6P - 2005 (amended) for the following reasons:



4. The flavor of the community  
Will not be enhanced by any  
lovely plans - words - encourage-  
ment to real estate agents to  
Support this commercial property  
in North Scottsdale. Carefree &  
this area of North Scottsdale is  
residential. We want to see it  
remain that way,

Sincerely, Richard &  
Victoria Withers

Dr. Roger Ceilley  
1312 Glen Oaks Drive  
West Des Moines, IA 50266

August 25, 2005

Ms. Doris Mc Clay  
Planing and Development Services  
7447 East Indian School Road, Suite 105  
Scottsdale, IA 85251

Dear Ms. Mc Clay:

This letter is in regards to the Windmill Pass Development, cases 11-GP-2005 and 20-ZN-2005.

I own residential real estate that directly backs up to this proposed development (6856 East Nightingale Star Circle). I am against rezoning from residential. I am concerned about lighting, the height of the proposed building, noise level, traffic, sound barriers and environmental wildlife and plant life issues.

My home has a lovely view of Black Mountain and the windmill. In addition, we enjoy viewing the stars at night, due to our low level Terravita street lighting. A service residential development will greatly decrease our property value, and quality of life. I would not have purchased this home had I in anyway foreseen this development behind my back yard.

If I can help you in anyway please contact me, via my assistant, at [kroach@mchsi.com](mailto:kroach@mchsi.com), or phone at 515-710-1159.

Thank you for your assistance and attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Roger Ceilley". The signature is written in dark ink and includes a long, sweeping horizontal line extending to the right.

Roger Ceilley, M.D.

TO AIRA WAUWIE  
480-312-7088

We are against this project for a number of reasons 1. we moved in Terravita, the zoning for carefree highway on those 4 homes were zoned residentialn 2. the height of the project would be the highest in the area, would block mountain views, which we love and paid for. Too much office building around which are nor fullu occupied.3. the city of Scottsdale mustprotect the citizens against the developers. The zoning is clear. 4.terravita is a great community and brings lots of tax money to Scottsdale and their feeling must be considered aaron Michaelson, 6770 e . nightingale star circle, scottsdale

11-6P-2005

FOR PUBLIC RECORD

RE. WINDMILL PASS, CASE #11-GP-2005

To: City of Scottsdale, AZ, Planning and Development Services Department, 7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 (citycouncil@scottsdaleaz.gov)

I do not consider this site appropriate for commercial zoning.

The following remarks are in response to the enclosed Preliminary Site Plan.

It should be noted that a driveway on the inside of a curve requires special consideration to insure a safe intersection-sight-distance leading into a minor street.

The driveway shown on the Windmill Pass site plan does not, in my judgment, have adequate sight distance. The already existing landscaping as shown on the site plan would not allow a driver (turning right or left onto or crossing Carefree Highway) to see far enough to avoid an accident based on current posted speed and required design speed. For instance, a 40 mph posted speed requires a 50 mph design speed. It is my understanding that a basic rule of thumb is 120 feet for each 10 mph increment. (5 x 120 equals 600 feet, the sight distance needed for safe traffic flow.)

West of the intersection of Scottsdale Road and Carefree Highway is: 1) a large dip in the road sufficient enough to draw attention of drivers to the dip and not to traffic on the road, 2) a major wash crossing from the north side of the road going across Carefree Highway and entering the Windmill Pass area, a wash so powerful it actually washes out Carefree Highway at times, and 3) a sharp, rather long curve on Carefree Highway (north of Windmill Pass), a curve which cuts down visibility for drivers. Given those existing problems, making an access road to Carefree Highway in or near the middle of that curve will make the road even more dangerous for drivers. In addition, each year brings more traffic to Carefree Highway.

The site location, the site shape (quarter-moon shape), the condition of the land on the site (much loose gravel and stone), and a site surrounded on both sides of the road with expensive residential homes is, in my view, inappropriate for commercial property.

Arne K. Markland  
7111 E Sleepy Owl Way  
Scottsdale, AZ 85262

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
TO CHANGE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO COMMERCIAL  
FOR 6839 E CAREFREE HIGHWAY (WINDMILL PASS)**

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the City's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Commercial. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and increase traffic and noise in this residential community. Please protect our neighborhood by opposing this amendment.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
WYNNE ANNE BRUNN	<i>Wynne Brunner</i>	6605 E Evening	480-488-7885	
Kathy Nelson	<i>Kathy Nelson</i>	33915 N 70th Way	480-488-2965	
KAREN PURCELLI	<i>Karen Purcelli</i>	6540 E Whispering Mesquite	480-595-8063	
DARLENE VIDLES	<i>Darlene Vidles</i>	6817 E Nightingale Star Circle	480-488-1411	
Antoinette Brunner	<i>Antoinette Brunner</i>	6368 Nightingale Star Circle	480-487-0404	
S. GAY HOTCHES	<i>S. Gay Hotches</i>	6456 E. Nightingale Star Circle	480 595-9303	
Pa. Waller	<i>Pa. Waller</i>	6461 Crested Saguaro		
Raymond E. Merier	<i>Raymond E. Merier</i>	33833 N 67th St	480-595-9204	
Richard E. Calk	<i>Richard E. Calk</i>	6653 E Evening Blvd	480 595 2555	
BARBARA A. Calk	<i>Barbara A. Calk</i>	"	"	
WM A. HUBBARD	<i>William A. Hubbard</i>	34428 N 68th Way	480-595-1623	

08/09/05



Sent 8/12/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Ernie Simpson	[Signature]	6449 E. Crested Saguaro	480-488-5034	LEBOYSE
Luke Goorwin	[Signature]	14328 E. Thoroughbred Trail	Scottsdale 85259	480-687-7683
Jenny [unclear]	[Signature]	6887 E. Arden Dun-kr.	Scottsdale	85262
Albert Simpson	[Signature]	6887 E. Arden Dun-kr.	Scottsdale	85262
Shirley Roy	[Signature]	33415 N. 64th Place	Scottsdale	AZ 85262
Theresa Moreika	[Signature]	6858 E. Whispering Mesquite	Scottsdale	85262
Tricia Begley	[Signature]	6864 E. WHISPERING MESQUITE	SCOTTSDALE	AZ 85262
Cheri Hatheway	[Signature]	6512 E. Shooting Star Way	Scottsdale	AZ 85262
Janet [unclear]	[Signature]	6376 E. Mariona Circle	Scottsdale	AZ 85262
Joan Walters	[Signature]	7052 E. Eagle Feather Rd	Scottsdale	AZ 85262
Rene Dubanack	[Signature]	6846 E. Russet Sky Dr.	Scottsdale	AZ 85262
Janet [unclear]	[Signature]	77803 N. 70th Way	Scottsdale	AZ 85262

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Nancy Christman	<i>Nancy Christman</i>	6880 E. Nightingale Star Circle, Scottsdale	85262	480-254-4435 christma@dia.com
Arne Markland	<i>Arne Markland</i>	7111 E. Sleepy Owl Way, Scottsdale	85262	480-488-4357 arnekm@cox.net
James Seibel	<i>James Seibel</i>	7108 E. Sleepy Owl Way, Scottsdale	85262	480-575-5235 jseibel@cherryneigh.or
Sean Markland	<i>Sean Markland</i>	7111 E. Sleepy Owl Way, Scottsdale	85262	480-488-4357
Charles W. Bennett	<i>Charles W. Bennett</i>	6741 E. Brilliant Sky Dr. Scottsdale	85262	480-575-8182
Michael Crivelly	<i>Michael Crivelly</i>	6695 E. Amber Sun Dr. Scottsdale	85262	480-575-8323 crive@m
Bill Clark	<i>Bill Clark</i>	7011 E. Eagle Feather Rd	85262	575-1050
Jane Frisco	<i>Jane Frisco</i>	33435 N. 16th Place, Scottsdale AZ	85262	480-488-4748
George Stuehm	<i>George Stuehm</i>	32723 N. 70th St Scottsdale AZ	85262	480-488-0646
Vicki Stuehm	<i>Vicki Stuehm</i>	32723 N. 70th St	85262	480-488-0646
Lubert Jerry Rosenblatt	<i>Lubert Jerry Rosenblatt</i>	6576 E. Whispering Mesquites	85262	575-9280 libbros
Glenn + Darlene Gonyea	<i>Glenn + Darlene Gonyea</i>	6528 E. Whispering Mesquites	85262	575-5653 jernodar@cox.net

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*-all 85262*

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Vernon Squier	<i>Vernon Squier</i>	VERNON M. SQUIER 6912 E Nightingale Star Cir. Scottsdale, AZ 85262-7045	480 488 0834	squierwrite@aol.com
Nadine D. K. Caffisch	<i>Nadine D. K. Caffisch</i>	Nadine Caffisch 6912 E Nightingale Star Scottsdale, AZ 85262-7045	480 488 0834	squierwrite@aol.com
TERRY JOHNSON	<i>Terry Johnson</i>	34034 N 69th AVE SCOTTSDALE, AZ 85262	480 595 5882	TLane3@msn.com
RON ROESSLER	<i>Ron Roessler</i>	50075 E EVENING GLOW SCOTTSDALE, AZ 85262	488-6080	ronroessler@aol.com
NARA TRESSER	<i>Nara Tresser</i>	same as above	"	"
KEDDY DAVIST	<i>Keddy Davist</i>	SCOTTSDALE, AZ 85262 7192 E NIGHTINGALE STAR	575-2879	predurimund@aol.com
B.D. FRANCES	<i>B.D. Frances</i>	33389 N 71st ST SCOTTSDALE, AZ 85262	358-2596	expdab@earthlink.net
Sue & Richard Crean	<i>Sue &amp; Richard Crean</i>	6850 E. SUNSET SKY CIRCLE	480-658-6478	
Ed Burnett	<i>Ed Burnett</i>	480 6356		
JOAN BURNETT	<i>Joan Burnett</i>	same as above		sub6242@aol.com
JOYCE MAHONEY	<i>Joyce Mahoney</i>	6535 E. WINDMILL PASS SCOTTSDALE, AZ 85262	595-7501	jma@earthlink.net

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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Bonnie Turgens	<i>Bonnie Turgens</i>	6814 E. Sunset Sky Cir	595-8151	
Carole Breen	<i>Carole Breen</i>	6598 E. Coronado Blvd	593-1145	
DERBIE VINI	<i>Derbie Vini</i>	6338 WEST COYOTE	488-5200	
Kay Holsinger	<i>Kay Holsinger</i>	6658 E. Evening Star Dr	488-8632	
Bernice Tuhack	<i>Bernice Tuhack</i>	39641 W. 125th St.	480-488-0316	

*5075dsk (480)  
ZIP 85263*

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

Jacqueline Bigelow 32640 W 70<sup>th</sup> St Scottsdale AZ 85262 480.585.5545 jacquelinebigelow@hotmail.com

GARY NELSON	34312 N 68TH, R. SCOTT DALE	480-595-8550	garri@nelson630.com
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KURT JANKE 34355 N. 68TH PL. SCOTTSDALE AZ. 85262, 480-535-1372 — new link

[illegible]

## WINDMILL PASS REASONS TO OPPOSE

Change lifestyle by changing the look and feel of the surrounding Sonoran Desert.

Need to protect the unique community, which is what drew the residents to the area.

Wash on property-diversion could increase risk of flooding homes.

Possibility of underground parking increases flood concerns.

Commercial development on this parcel will encourage other commercial development along the Carefree Highway.

Noise: mechanical equipment, traffic, security alarms.

Lights: parking, building, cars, cleaning crews.

Traffic/congestion: customers, employees, delivery people, service people, maintenance people, increase in vehicle accidents.

May need traffic signal to enter/exit.

No need for more professional offices in the area: Del Webb, Pinnacle Peak Physicians, Pinnacle Peak Office Park, Terravita Marketplace, Bashas shopping center, Westland development, etc.

Cost of infrastructure (water, sewer, fire) may result in increased utility bills and/or property taxes.

Values of homes near parcel will be reduced which results in lower comps for communities.

Lower prices result in less desirable people moving in.

No guarantee that would always be professional offices. Could become anything in the future i.e. restaurant, bar, day care, strip club?

Even if reduce to single story buildings, residents will see because of the height.

Tenants see into back yards of Nightingale Star Circle residents.

Tenants see into front/back yards of Black Mountain residents.

Large waste disposal containers: unsightly, have to be emptied by large vehicles.

Excerpt from City of Scottsdale letter to applicant of Windmill Pass Case #11-GP-2005.

In consideration of any change in General Plan land use designation, Staff, Planning Commission, and Council need to assess how the requests fulfill these criterion. Related to your request, the City will require a resubmittal of the application addressing the following guiding principals of the General Plan;

1. Scottsdale's Unique Character and Lifestyle:
  - i. How does this request preserve and enhance Scottsdale Character and Lifestyle?
  - ii. How does this request impact the character of the land uses within this planning area of the community (Scenic Corridor)
2. Support Economic Vitality:
  - i. How does this request provide for future fiscal health of the city and long-term sustainability?
  - ii. Has the applicant conducted an analysis of demand for office in this area of Scottsdale/Carefree?
3. Enhance Neighborhoods:
  - i. Community Involvement – How does the applicant propose to seek early and on-going public involvement as the process proceeds?
  - ii. Housing – How does this request preserve the quality of existing dwellings and neighborhoods and balance the variety of housing options for area residents?
  - iii. Neighborhoods – How does this request preserve, reinforce and revitalize the core characteristics and stability of the neighborhoods in the immediate vicinity?
4. Open Space:
  - i. Preservation and Environmental – How does this request foster the City's commitment to a built environment that will be sustainable and in harmony with the natural environment of this area, specifically the Scenic Corridor Design Guidelines associated with development along the Carefree Highway?
5. Sustainability:
  - i. Cost of Development – How does this request reconcile that the costs associated with development will be equitable and will not burden existing residents and property owners with costs for infrastructure?
  - ii. Growth Areas: How does this request balance the City's goal of maintaining a healthy environment for local and commuting labor forces with protecting and enhancing the unique fabric and character of the neighborhoods in which it will be located?
  - iii. Public Services and Facilities: - How does this request affect the balance of public services such as police/fire protection, water and wastewater delivery/collection, solid waste collection and disposal, circulation and traffic control, surface drainage and run-off? Currently, there are no utilities in the immediate vicinity to serve this parcel. Potable water would require looping from Scottsdale Road to the project site (approximately 1800 feet). There is also a water main in E. Terravita Way that would require approximately 6000 feet of extension to complete a loop. Wastewater would require pumping west to either Terravita Way or 60<sup>th</sup> Street depending on elevation of existing sewer mains (approximately 5000 feet of extension).
6. Advance Transportation:
  - i. Community Mobility: - How will this request provide mobility choices, alternatives to the automobile, and increase accessibility to neighborhoods? Carefree Highway is classified as a minor arterial. It is scheduled to be improved as part of the Maricopa County Regional Transportation Plan between 2016 - 2020. The City would expect half street construction or an in-lieu payment for two lanes along the site frontage. Right-of-way required is 55 feet along Carefree Highway. It appears to be existing, but need verification. At a minimum, street improvements would include a left turn lanes and right turn deceleration lanes at the site driveway. Fire will expect a secondary site access point.

# Community Open House - June 6, 2005

## 2005 General Plan Major Amendments

### Comment Sheet

CASE #11-GP-2005  
286-PA-2005

Request to change FROM Suburban Neighborhood  
TO COMMERCIAL

Your Name: William Melvin E-mail: \_\_\_\_\_  
Address: 6831 E. STAGE COACH PASS Rd.  
City, State, Zip Code: CAREFREE AZ 85377  
Phone Number (optional): \_\_\_\_\_

Please submit your comment card to a city staff member.

FAX to: Richard Goecke  
Planning Development Service  
480-312-7088

MAIL to: Richard Goecke, Planning Development Services,  
7447 E Indial School Rd, Ste 105, 85251

— MR. RICHARD GOECKE 6-20-05  
PLANNING DEVELOPMENT SERVICE

OUR Family is strongly AGAINST ANY  
ZONING Change from single family  
Residential TO COMMERCIAL!

This proposed project is ALL ABOUT  
MAKING "MONEY" AT ALL THE LOCAL  
Residents Expense! This Residential  
AREA is unique AND MUST Be Retained.  
The NOISE, lights and additional traffic  
would be UN-REAL.

IF This proposed project is such A  
Wonderful idea --- why DON'T The  
OWNERS Locate IT NEXT TO Their  
Single Family Residence?!?

Sincerely  
William Melvin



# Community Open House - June 6, 2005

## 2005 General Plan Major Amendments

### Comment Sheet

Your Name: Julie & Ron Boswell E-mail: \_\_\_\_\_  
Address: P.O. Box 3155, (6802 Stagecoach Pass)  
City, State, Zip Code: Carefree, Az. 85377-3155.  
Phone Number (optional): 480-575-0688

**Please submit your comment card to a city staff member.**

Re: Windmill Pass, Carefree Highway - Proposal for rezoning to Commercial

~~The above proposal is directly opposite our home and we vehemently disagree with the zoning being changed from residential to commercial.~~

Before we purchased our land at 6802 Stagecoach Pass, we did a survey of the area and were very happy with the results - the entire area was zoned residential and there were no plans to widen Carefree Highway - perfect, we did not want to live in another concrete jungle like Phoenix - so we built our house here. This was an area where you could watch the rabbits, coyote and deer pass through your garden or even a javelina or bobcat or two. You could sit on the patio in the evenings and hear the birds singing. BUT then came Anthem, New River and new parts of Dove Valley Ranch and Carefree Highway is the only road to Scottsdale so now we have the continual roar of all the extra traffic, with delivery semi-trucks and trailers banging past our house from 4a.m. onwards and it is also the main highway for hundreds of Harley Davidsons on route to their watering hole in Cave Creek - it has already become a nightmare and now Mr. Sam West wants to compound the problem with 4 Commercial Buildings all of which will generate more traffic on a daily basis but now it will be entering and exiting those buildings continually right on our doorstep.

**Community Open House - June 6, 2005**  
**2005 General Plan Major Amendments**  
**Comment Sheet**

No

WINDMILL PASS

Your Name: Alexis Berry E-mail: \_\_\_\_\_  
Address: P.O. Box 6122  
City, State, Zip Code: Carpenter 85377  
Phone Number (optional): 840-575-1471

Please submit your comment card to a city staff member.

I am very "opposed" to the rezoning of the 6 1/2 acres from residential to commercial, which you are requesting the area in question already meet the needs of the community, which is residential. There are multi-million dollar homes on Stagacook Pass. How could a commercial complex possibly improve the neighborhood. There is already more office space and stores than needed - a surplus in fact.

If maintaining the look and feel of the surrounding Sonoran desert and community is of the utmost importance - then leave it alone - It is perfect the way it is - Put your project somewhere where it is wanted & needed.

**Community Open House - June 6, 2005**  
**2005 General Plan Major Amendments**  
**Comment Sheet**

No

WINDMILL PASS

Your Name:

B

Mr. Robert J. Berry  
PO Box 6122  
Carefree, AZ 85377-6122

E-mail:

N/A

Address:

City, State, Zip Code:

Phone Number (optional):

480-575 1471

Please submit your comment card to a city staff member.

WE FEEL THIS LOWERS THE VALUE  
OF OUR HOME BY 10<sup>5</sup> OF THOUSANDS.

WE FEEL THE ~~ADDED~~ ADDED TRAFFIC  
WOULD BURDEN THE ROADS & CAUSE  
SAFER HAZZARDS ON THE STREETS  
(STAGECOACH PASS) (CAREFREEHILL)

NOW 4 HOMES WITH ROOM FOR  
2 MORE. SHOULD STAY THAT WAY

PROPERTY OWNERS ARE ONLY INTERESTED  
IN INCREASING THE VALUE OF THEIR  
LAND - IT ONLY ABOUT MONEY NOT TO  
ENHANCE THE AREA. PLENTY OF  
VACANT COMMERCIAL SPACE ON SCOTTSDALE  
ROAD - (THE SUMMIT) (M&I BANK AREA)  
(EXPERIENCE)

*[Signature]*

**Community Open House - June 6, 2005**  
**2005 General Plan Major Amendments**  
**Comment Sheet**

X6

Your Name: D. Busby E-mail: \_\_\_\_\_  
Address: P.O. Box 6122 6801 Stagecoach Pass  
City, State, Zip Code: Coupeville WA 985377  
Phone Number (optional): 480-575-1471

Please submit your comment card to a city staff member.

This concerns the Windmill Pass general  
plan amendment from suburban neighbor-  
hood to commercial.

I am in opposition to this rezoning  
as it is completely unnecessary - there  
is already more office space & shops  
than needed. This area of commercial  
is overbuilt. The developer is only  
interested in making money. It's  
all about dollars.

There is now multimillion dollar  
homes in the area - what will a  
commercial development do to the  
value of these existing homes?  
The value certainly will go down -

I say "NO" to Windmill Pass

# Please Sign In.

**General Plan Amendment Open House**  
**Monday, June 6, 2005**

Scottsdale Water Campus, 8787 E. Hualapai

**PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.**

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
MIMI WILLIAM GRUENER	6868 E. NIGHTINGALE STAR CIR.	SCOTTSDALE 85262		(480) 488-0404
JULIE & RON BOSWELL	P.O. BOX 3155	CAREFREE, AZ 85377		480-575-0688
ROBERT TREMEYER	10802 N SUNDOWN DR	85260		480-957-3661
MARTY FENTON	7902 E. SHEA	85260		480-998-1732
AVA FRIDDLE	10802 N. MILLER RD	85260		480 991-3571
Alexa A. GIGLIO	11594 E CHAMA DR	85255		
Judy Friddle	10802 N. Miller RD	85260		480-991-5660
PATRICK FLYNN	25802 N 115th PL	85255		480-823-5849
Tana Koerting	1550 E. Mission St	Phoenix 85014		602-230-1051
Norma & Wendel Strong	10691 E. Farol Ln.	Scotts. 85258		480-860-4260
DAVID & NICOLE LAWSON	10619 N. Miller RD	Scotts 85260		480-957-1385
MARQUESS & RICHARD LEEGER	10801 N MILLER RD	SCOTT 85260		480-483-4447
LOWELL LUEPTOW	30600 N. Pima Rd #129	" 85262		480-488-8660
<del>Mark Lawson</del>	260 N 44th St #240	Phoenix 85018		602 957-3454
Linda Haubaker	11420 N Sundown Dr	Scotts 85260		sundowndrive@cox.net

# Please Sign In.

**General Plan Amendment Open House**  
**Monday, June 6, 2005**

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Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
CYNTHIA BEACH	7732 E. CLINTON ST	SCOTT. 85260	TENBEA@RCN.COM	
Tan Smith	7650 E. Williams Dr #1057	Scotts 85255	IANVASH@cox.net	
John Thomas	2500 E. Lincoln Ave.	Scotts 85250	Thomasjg@cox.net	
Paul Smith	3610 N 44TH ST #240 Flx	85018		
JOSE HERNANDEZ	1822 N. SUNDOWN DR	SCOTT. 85260	jose@parishfacilityservices.com	
Sandra Peter Fefes	23515 N. 15TH PL, Scotts	85255	fefesa@aol.com	
Michael Blum	27951 N. 108th Ave	Scotts 85262	480 948-8648	
Debra Farnes	10907 E. Jordan Dr	85262	480-488-5097	
Ernie Geester	23064 N. 93rd St.	Scottsdale, AZ 85255	602-390-1107	
LINDA KAMQUST	8747 E. WHISPERING WIND, SCOTT.	85255	602-778-6800	
Craig Waddell	9290 E. Thompson PK lot 409	85255	602-620 4561	
John Berry	6750 E Camelback #100	85251	johnberrydamore.com	

# Please Sign In.

**General Plan Amendment Open House**  
**Monday, June 6, 2005**

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Tim Wolff	8320 E. WATKINS RD	SDC 85255	TWOLOFF@AWOLFF.COM	
HAROLD SMITH	PMB 607, 8912 E PINNACLE BLVD	SCOTTSDALE 85255	H.B.Smith@ATTN.net	
GAIL BUCH	24779 N. 87th Pl.	Scottsdale 85255		
Nancy Christman	6880 E. Nightingale Star Cir	85263	christm@dialect.com	480-563-0538
SHARNA BAEDER	11511 E. RANCH GATE RD	85255	ABAEBA@AOL.COM	
AL BAEDER	11511 E. RANCH GATE RD	85255		
Jason Walborn	5134 E. JUNA CT	PHX AZ	JBALBORN@cox.net	
DONALD R. JENSEN	6839 E. CAREFREE Hwy	Cave Creek 85331	WJCGENERAL@MSN.COM	480 375 8300
Bob & Ina Varro	10040 E. HAPPY VALLEY RD	PHX AZ		
LANA DORR	9135 E. BUCKSKIN TRAIL	SCOTTSDALE 85255	MAIL@LANA@AOL.COM	
PAT & BERNARD	5022 N 71st	SCOTTSDALE		
KEITH HARSHBARGER	8793 E. CHAMA RD.	SCOTTSDALE 85255	KHARSHBARGER@COX.NET	
TOM HILLMAN	11419 SUNDOWN DR.	SCOTTSDALE 85260	THILLMAN@COX.NET	
VIRGINIA N. JANSSEN	10907 K. FORTUNADOR	SCOTTSDALE 85262		

# Please Sign In.

**General Plan Amendment Open House**  
**Monday, June 6, 2005**

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Robert Motwin	24938 N 87th	Scottsdale AZ 85255		
MATT Lucky	26499 N 114th	Scottsdale	85255	480 390 0445
Larry D. Dugan	13022 W. Camelback	Glendale	85335	
Chris Connerley	8320 E. 1st Road Dr	Scottsdale	85255	480 993 0560
Linda Whitehead	9681 E. Chuckwagon Saddle	Scottsdale	Whitehead@Cox.net	
Doris Berry	6801 E. Stagecoach	Carefree	85277	480 575-1471
BOB BEARL				
Judy Frost	10685 E. Cottontail Ln.		85255	480-585-9177
Debbie Pearl	11416 E. Desert Vista Rd		85255	
D.L. Johnson	20742 W. 115th		85255	480 515-2990
Margaret Shaep	The Independent			(480) 9 483 0977
Robert Faehrich	10601 N. Miller Road	Scottsdale	85260	(480) 481-0224
Sharon Schmitt	7627 E. Chilton St		85260	483-0224
Cliff	"	"	"	"
Howard Myers	6631 E. Horned Owl Tr.	Scottsdale, AZ	85262	Howard, Myers@Sensor-Tech.com 473-0109



# Please Sign In.

**General Plan Amendment Open House**  
**Monday, June 6, 2005**

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
DARRELL MENARD	8620 E. LA JOLLA RD	SCOTTSDALE, AZ	85255	
BARB NATION	6826 E. NIGHTINGALE STAR,	SCOTTSDALE	85255	
Maetha & Wayne Eton	7902 E Via Marina	85258		488-1033
GEORGIA NAFZIGER	6826 E NIGHTINGALE STAR	314-878-1511		
Mike Pacheco	1550 E. MISSOURI #300	PHOENIX, AZ	85014	602-230-1057
REVA & ARNOLD RUDLEY	34479 N 66TH WAY	SCOTTSDALE		480 488 1192
Parson & Edie Kenyon	10634 N Sandown	Scottsdale	85260	480-948-2912
Graham & Patricia Kette	20651 N 74th St	Scottsdale		480 513 0257
DAVID WEST	8500 N. HAYDEN	SCOTTSDALE		480-474-5788
Robert Bolyard	24548 N 114th St	Scottsdale		480 563-7603
Denise Reed	PO Box 44572	Phoenix	85064	
RON ROOPER	10732 E. ACUMIA DR.	SCOTTSDALE		
Don Nadel	10801 E. Happy Valley	85255		480-502-6842
GARY TILDEN	10602 N Miller Rd	85260		
Tom Hawbaker	11420 N Sandown	Scottsdale	85260	480-951-9710
RON SCHULTZ	11586 E. DESERT HOLLY DR.	85255		

Julie & Ron Boswell,  
P.O. Box 3155,  
6802 Stagecoach Pass,  
Carefree, Az. 85377-3155.

Re: Windmill Pass, Carefree Highway  
Proposal for rezoning from residential  
to commercial

LIST OF RETAIL/OFFICES WITHIN  
A 2 MINUTE DRIVE FROM WINDMILL  
PASS

Del Webb Health Care Center - N.60th Street & Carefree Highway

Currently occupied by two independent Dentists, 1 Eye Center, 1 Chiropractor and 1 Family Doctor - Black Mountain Family Medicine.

There are 3,344 square feet of medical spaces available in this building.

7202 E. Carefree Drive, Carefree

Office building, currently with 2,642 square feet unoccupied.

7518 Elbo Bend Road, Carefree

Office building, currently with 1,994 square feet unoccupied.

Boulder's Professional Plaza, N. Scottsdale Road

Office building, currently totally unoccupied - 17,000 square feet available.

There is also an entire Medical Office Building to the South of El Pedregal which is for Lease and which has been unoccupied for many months.

Is there really a need for more retail spaces and more Office spaces to be built in our residential neighborhood?

Julie & Ron Boswell,  
P.O. Box 3155,  
6802 Stagecoach Pass,  
Carefree, Az. 85377-3155.

Re: Windmill Pass, Carefree Highway  
Proposal for rezoning from residential  
to commercial.

LIST OF RETAIL STORES/OFFICES  
WITHIN A 2 to 4 MINUTE DRIVE  
FROM WINDMILL PASS

Terravita Plaza - Southwest corner of Scottsdale Rd and Carefree Highway

Anchor Stores - Albertsons and Walgreens: Surrounded by small retail  
Stores, offices and eating facilities.

El Pedregal - Southeast corner of Scottsdale Rd and Carefree Highway  
  
Entirely small retail stores, offices and eating  
facilities, also concert area and conference rooms.

The Summit - Just south of El Pedregal on Scottsdale Road

Anchor Stores - Target and Safeway: Surrounded by small retail stores,  
restaurants and as of June 10th 2005 9 of these retail  
spaces are vacant.

Carefree Plaza - Tom Darlington Drive

Anchor Store - Bashas: Surrounded by small retail stores and garden  
Offices 2 of which are vacant.

Easy Street - Off Tom Darlington Drive

Anchor - United States Post Office surrounded by small retail stores  
offices and eating facilities.

Sundial Center - Behind the Post Office, Carefree  
  
All retail stores and office spaces.

The Spanish Village Southeast corner of Tom Darlington & Cave Creek Road  
  
All retail stores and eating facilities.

Frys Center - Carefree Highway

Anchor Stores - Frys Foodstore and The Home Depot: Surrounded by small  
retail stores and Fast Food Restaurants.

CERTIFIABLE SURVEY ISSUED TO TRAMMELL CROW COMPANY (COMMERCIAL BROKERS)

THIS INFORMATION IS CURRENT AS OF JUNE 6th 2005.

1. Within a 3 mile radius of the proposed project at Windmill Pass, Carefree Highway, there are at present, 17 Office Buildings totalling a square footage of 134,000.

Out of these 17 Office Buildings there is a vacancy rate of 19.4% - amounting to 26,000 square feet which is high.

2. There are 26 new office buildings planned within the next 12 months, within this 3 mile radius, which will add an additional 135,000 square feet.
3. Included in this 135,000 square feet are the Offices being built on the corner of Westland and Scottsdale Road - they will be breaking ground at that site in July.

June 6th 2005

Julie & Ron Boswell,  
P.O. Box 3155,  
6802 Stagecoach Pass,  
Carefree, Az. 85377-3155.

Re: Windmill Pass, Carefree Highway  
Proposal for rezoning from residential  
to commercial

May we respectfully ask why this request is even being considered by Scottsdale City Council? The property is zoned residential and has been for years.

We strongly feel that there is absolutely no need for a Commercial Project on Windmill Pass. We are inundated with small retail stores and offices all of which are within a 2 to 4 minute drive from Windmill Pass and there are many vacant spaces available at this date and many new spaces being built in the near future including the project on the corner of Scottsdale Road and Westland where Shea Commercial will be breaking ground in July for new Office/Condos. (As per Survey attached from Trammell Crow Commercial which is up to date information supplied to their Leasing Agents to enable them to sell or lease retail/office spaces to their prospective Clients).

Another concern is that all retail stores have to have deliveries made. Consequently, semi-trucks will be frequently making deliveries and they do make a tremendous amount of noise - which will, of course, take place right opposite our house.

Also, we are very concerned with the fact that once the Retail Spaces and Offices are built, who would they allow to buy, rent or lease them, especially if they were having difficulty in getting occupants - they could lease to anyone who came along and that could present yet another problem in the future.

If 4 or 5 houses are built on this land it would certainly not have the bad impact that commercial buildings would cause and it definitely would not generate a huge amount of traffic.

There is no way that Commercial Buildings could enhance our lifestyle - only ruin it.

June 10th 2005

## Goecke, Richard

---

**From:** mike doyle [mkdoyle@cox.net]  
**Sent:** Monday, June 13, 2005 10:08 PM  
**To:** Sam West  
**Cc:** rgoecke@scottsdaleaz.gov; planninginfo@scottsdaleaz.gov  
**Subject:** Re: Windmill Pass Rezoning Proposal (Carefree Highway/Stagecoach Pass)

Thanks for the e mail. After listening to your recent presentation and reviewing your e mail, I cannot support this purposed rezoning from residential to commercial. The suggested square footage is about twice the amount as residential use would not have 200 plus parking spaces. This parcel is on a curve of a busy road and the safety and access concerns only multiply, more so with 4 lanes. With residential directly behind it and directly across the street, it is out of character and consistency with this neighborhood. Since this parcel is already residential and there are many examples of residential being built along north Scottsdale Road (including Whisper Rock where there are numerous very expensive lots, I can't support more commercial.) As I understand it, there are 6 owners in on this proposed zoning change and all the concepts you are throwing around really don't amount to anything other than an up zoning proposal. Also, I personally use Stagecoach Pass for access to Carefree Highway and this only makes it more difficult to access from our residential area. I do not support this purposed zoning change. As a resident in this neighborhood, I encourage the City Planners realize the benefit of leaving the zoning as is and not take steps to reduce the unique character and low density beauty that this scenic corridor offers. Nobody writes songs about "commercial highway".

Mike Doyle  
PO Box 5065  
Carefree, AZ 85377

----- Original Message -----

From: "Sam West"

<sam@samjwest.com>

To: "Don Jensen"

<wbcbgeneral@msn.com>

Sent: Monday, June 13, 2005

8:15 PM

Subject: Windmill Pass

> Don:

>

> Attached are the revised

> Preliminary Site Plan and a

> typical Preliminary

> Front Elevation for a one

> story building.

> The Elevation is the same as

> was shown at the open house

> hosted by the

> city. The Project Data

> portion of the Site Plan has

> been revised to

> reflect making the

> buildings one story and

> moving some parking

> underground. The landscape

> space is still above 50%.

>

> Whileaway Road has been

> changed. Contrary to what

> one home owner

> stated, it does not extend

> to Carefree Highway. This

> is good for

> everyone except those who

> live on Stagecoach.

>

> The Building height is

> 19'-0". About 3 feet higher

> than your house.

>

> The landscape area has been

> reduced to about 51%. All

> the revised areas

> are shown on the Preliminary

> Site Plan.

>

> The City is preparing a

> scope of work for the

> traffic study. It is the

> intention of the city to

> make Carefree Highway 4

> lane.

>

> Thanks

>

> Sam J West, Architect

>

> cc: home owners

>

> --

> The information contained in

> this Sam J West e-mail

> message, and any attachment

> hereto, is privileged and

> confidential and is intended

> only for use by the  
> addresse(s) named herein and  
> may contain legally  
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> original and any copy of  
> this message, its  
> attachments, and any  
> printout thereof.  
> Thank you.  
>  
>



**McClay, Doris**

---

**From:** Sam West [sam@samjwest.com]  
**Sent:** Tuesday, June 14, 2005 7:37 AM  
**To:** mike doyle  
**Cc:** rgoecke@scottsdaleaz.gov; planninginfo@scottsdaleaz.gov  
**Subject:** Re: Windmill Pass rezonning proposal

Mike:

Not trying to preempt the City response, but I believe the difference is a result of using two different methods of determining area. The 6.4 acres is based on Lot Area, the 7.73 is based on land area. Lot Area is to the property lines, Land Area is to the centerline of the street.

Sam J West, Architect

mike doyle wrote:

Hi, Sam West has represented that the rezoning proposal is for 6.4 acres. that data on his citizen presentation and subsequent e mail dated 6/13. The City website shows the request is for 7.73+ acres. Please clarify for myself and all others who shared their e mails at the community meeting the actual acreage in question.

Thank You,  
Mike Doyle

--

The information contained in this Sam J West e-mail message, and any attachment her  
Thank you.

06/15/2005

**Goecke, Richard**

---

**From:** Christman, Nancy [Christma@DIALCORP.com]  
**Sent:** Tuesday, June 14, 2005 3:38 PM  
**To:** rgoecke@scottsdaleaz.gov  
**Subject:** FW: stagecoach office

This was provided by the gentleman that attended the first open house that the developer arranged. He is a representative of a group of Carefree residents. He read this statement at the open house. I wanted to make sure that this was included as one of the Comment Sheets.

You are welcome to contact him if you need anykind of confirmation. His phone number is 480-488-3377.

-----Original Message-----

**From:** Aaron Grenley [mailto:alg333@dancris.com]  
**Sent:** Tuesday, June 14, 2005 3:11 PM  
**To:** Christman, Nancy  
**Subject:** stagecoach office

STAGECOACH OFFICE BY AARON GRENLEY

AS A REPRESENTATIVE OF CONCERNED CITIZENS OF CAREFREE I COME  
HERE TODAY TO VOICE OUR OPPOSITION TO YOUR PROPOSAL TO AMEND  
THE GENERAL PLAN SO AS TO ALLOW YOUR COMMERCIAL PROJECT ON  
LAND THAT HAS BEEN ZONED RESIDENTIAL FOREVER. THERE HAS BEEN  
NO MENTION OF THE ADDITIONAL TRAFFIC THAT YOUR PROJECT WILL  
BRING TO A VERY BUSY TWO LANE ROAD. NOR HAS THERE BEEN MENTION OF THE ADDITIONAL  
WATER THAT YOUR PROJECT WILL  
CONSUME. THE  
PEOPLE WHO LIVE IN THE SUBDIVISIONS NEAR YOUR PROJECT WILL BE  
NEGATIVELY AFFECTED BY THE NOISE AND LIGHT POLLUTION CREATED  
BY THIS. THERE ARE GARDEN OFFICES IN THE PROCESS OF BEING BUILT  
ON SCOTTSDALE ROAD LESS THAN A MILE AWAY. WE HAVE SEEN NO  
DEMAND BUSINESS WISE FOR THIS TYPE OF LAND UTILIZATION. SHOW ME  
THE STUDIES THAT HAVE BEEN DONE SHOWING TRAFFIC IMPACT. SHOW  
ME THE STUDIES THAT HAVE BEEN DONE SHOWING A DEMAND FOR THIS  
LAND USE. SHOW ME THE STUDIES ON HOW THIS BENEFITS ANYONE BUT

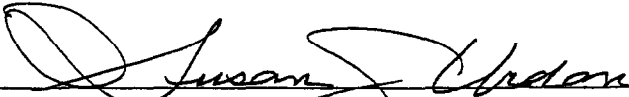

YOU. THE PEOPLE WHO LIVE HERE DO SO BECAUSE THEY WANT A  
RESIDENTIAL ENVIRONMENT. THEY ARE WILLING TO TRAVEL FURTHER  
SOUTH FOR GOODS AND SERVICES SO AS NOT TO HAVE THEIR LIFESTYLES  
NEGATIVELY IMPACTED BY PROJECTS LIKE THIS ONE. THIS IS NOTHING  
MORE THAN CREEPING COMMERCIALISM. THE PEOPLE I SPEAK FOR ARE  
IN AGREEMENT THAT WE WANT TO PRESERVE WHAT WE MOVED HERE  
FOR. WHY ELSE DO YOU THINK THE LAND YOU WANT IS AND HAS BEEN  
ZONED RESIDENTIAL. ON REFLECTION WHO BENEFITS FROM YOUR  
REQUEST EXCEPT YOU. THE GOOD OF THE MANY SUPERCEDES THE GOOD  
OF THE ONE.

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

1. The land currently fits the character and lifestyle of Scottsdale, Terravita, and Black Mountain. It is a pleasant, scenic area. Making it commercial will spoil the view for miles around. It is suitable for housing and not a good location for commercial in as much as it sits right next to the Terravita housing area, has a significant adjoining wash, is too near a bend in the road, and has a big wash problem resulting in frequent repairs to the road.
2. The development proposal would add nothing to the vitality of the area for we have enough commercial areas and many office buildings nearby, many of which are vacant, and there are numerous plans around the area to expand such as the medical facility on 60<sup>th</sup> and Carefree Highway.
3. I fail to see how the project could possibly help the neighborhood.
4. The development would not be in harmony with the area in any way. It would create traffic problems on an already busy Carefree Highway. It is an awkward, inappropriate site to make commercial.
5. It would not help the growth or expansion of the area due to its size, road traffic, and general location.
6. Carefree Highway already has enough traffic. To have cars stop or slow down in the middle of a curving road in order to make a turn is ridiculous. The city's plan to widen the road in 2016 will definitely improve a dangerous area.
7. Having anything commercial in that location would be an eyesore for the Black Mountain area. It would not enhance the unique fabric and character of the neighborhood.
8. The possibility that current property owners in the area would have to bear costs for infrastructure is not acceptable. The possibility of extensive change to current public services sounds daunting and ill advised.

  
\_\_\_\_\_  
  
\_\_\_\_\_

Date 6-25-05

Date 6-25-05

Address: 6850 E. SUNSET SKY CIRCLE  
Scottsdale, AZ 85262 (Terravita)

June 22, 2005

Mr. Richard Goecke,  
Principal Planner  
City of Scottsdale

Re: Case #11-GP-2005 Windmill Pass

Dear Mr. Goecke:

I just recently learned that the City of Scottsdale is considering passing a major General Plan Amendment from Suburban to Commercial for 6.5 acres just South of Carefree Highway, Case #11-GP-2005 Windmill Pass. Much to my chagrin, I was terribly disappointed to learn of this news. This is a residential area. There are multiple homes and families that live in this area. It is a residential neighborhood. I do not believe that one more strip mall will benefit anyone except the owners of the development. The terrain in this part of Scottsdale is very unique. To zone it commercial will only be devastating to everything, including the desert terrain and wildlife we enjoy! I do believe that once we head down this path, developers will wreak havoc on the entire Carefree Highway.

I am in opposition to changing the zoning from residential to commercial on this parcel #11-GP-2005 and any other parcel that is being considered for this neighborhood (as it is residential, we are the ones that will have to suffer with the consequences) and I will vote against this project and any other project that tries to build yet another strip mall, office, convenience center or whatever else they think they can make a penny on in my backyard. This is my home and I purchased it because it is located in a residential area. If I had wanted to live in the city, I would have purchased my property in an already commercially zoned neighborhood.

Please, I am begging you not to destroy this beautiful desert area. I cannot understand why we cannot keep anything natural. Not every inch of land must be developed. I understand too that people want to make money, but the cost of this will be devastating! There are plenty of commercially zoned properties around town that these developers could utilize for their project. Please stay out of peoples backyards and yes front yards too.

Thank you for considering my feelings and I hope you will not change the zoning on this parcel of Carefree Highway from residential to commercial.

Sincerely,

*Nancy Libby*

Nancy Libby  
34343 N. 68<sup>th</sup> Place  
Scottsdale, Arizona 85262

**Goecke, Richard**

---

**From:** allredh@aol.com  
**Sent:** Friday, June 17, 2005 10:19 AM  
**To:** rgoecke@scottsdaleaz.gov  
**Subject:** oppose Windmill Pass, Case #11-GP-2005

Please do not change the residential neighborhood into commercial zoning in what is being called **Windmill Pass, Case #11-GP-2005**. There is no need for additional commercial space in the area just south of Carefree Hwy. and Scottsdale Road; commercial spaces in Terravita Marketplace directly on that corner are already struggling to survive. This is a lovely residential area, and we do not need any additional commercial space nor the associated traffic.

Please **vote against** the Windmill Pass, Case # 11-GP-2005.

Thank you.  
Hilda Allred  
7134 E. Night Glow Circle  
Scottsdale, AZ 85262  
480 595 7330

## WINDMILL PASS PROJECT

General overview: "Use limited to area neighborhood needs, not large users who generate a lot of traffic". The developer stated that the benefit to the community was "Don't have to go so far". Response, there are plenty of services within a small radius of this parcel. There is no demand. The residents willing to travel out of area for medical, dental, vision in order to maintain the existing quality of lifestyle & protect the scenic corridor.

List of reasons to oppose (not in any particular order)

Change lifestyle by changing the look and feel of the surrounding Sonoran Desert.

Want to protect the unique community, which is what drew the residents to the area.

Wash on property-diversion could increase risk of flooding homes.

Noise: mechanical equipment, traffic, alarms.

Lights-parking, building, cars, cleaning crews.

Traffic: customers, delivery people, service people, maintenance people, employees.

May need traffic signal to enter/exit: slow down traffic on CH, increase in accidents.

No need for more professional offices: Del Webb, Pinnacle Peak Physicians, Pinnacle Peak Office Park, Terravita Marketplace, Bashas shopping center, Scottsdale Westland development, Shea Commerical development(s).

Cost of infrastructure (water, sewer, fire) may result in increased utility bills.

Value of homes near parcel will be reduced which results in lower comps for communities.

Lower prices result in less desirable people moving in.

No guarantee that the parcel would always be professional offices. Could become anything in the future.

Even if reduce to single story, residents will able to see over trees because of height.

Tenants see into back yards of Nightingale Star Circle residents, front yards of Black Mtn residents.

Large waste disposal containers: unsightly, have to be emptied by large vehicles.

Possibility of underground parking increases flood concerns.

### Unique Character & Lifestyle

This request negatively impacts the lifestyle and character of this residential community. It would interfere with the existing view of the desert, the wildlife, the natural vegetation and a breathtaking view of Black Mountain.

No matter how you disguise office buildings/parking lots to make them look "residential", they are still commercial buildings with parking lots and all that goes with them.

### Support Economic Vitality

We have been told the developer intends to build professional buildings for medical/dental tenants. However, there is already an abundance of this type of office space in the area with more to come. Reference Del Webb, Pinnacle Peak Physicians facility, Pinnacle Peak Office Park and Scottsdale Westlands. There are also providers in Terravita Marketplace, Bashas strip mall in Carefree and other locations in Carefree, Cave Creek and Pinnacle Peak.

I believe that an independent analysis would indicate there is no demand for this use and that the vacancy rate in the zip code would support that. Once the developer comes to this realization, he may change the direction of the plan to accommodate a completely different set of tenants. By then, the zoning has been changed and it will be too late.

### Enhance Neighborhoods

As of 06/09/05 the applicant has only had one open house for the community. There were 60-70 people at this meeting. We asked for a show of hands of the people that supported the amendment. There were 3: the architect, the developer and his wife. As of today, there was also no sign posted on the parcel.

There are currently 4 houses on the property. The developer owns one of them. I do not know the opinion of the other 3 homeowners. There were residents from Terravita and from the homes North of Carefree Highway. Every single one of them felt that the amendment would jeopardize the quality of the existing homes. There was also a member of a Carefree organization that said that he represented over 200 homeowners that were opposed to the amendment.

This request challenges the stability of the neighborhood by increasing noise and traffic.

### Open Space

The amendment would result in less open space. The space would be occupied by buildings, parking lots, mechanical equipment, waste disposal containers, etc. This is in direct conflict with the concept of preservation of a scenic environment.

It is likely that a traffic signal would need to be added eventually for the additional traffic to accommodate the tenants, customers, and service people. A traffic signal would slow down the flow of traffic on Carefree Highway.



### Sustainability

There is a good possibility that the costs for establishing Scottsdale water, sewer and fire protection will increase the costs borne by the residents while the majority of the them will not be using the services provided on the property.

The few jobs that would be provided by the offices on the property will not offset the change to the unique character of the neighborhoods in which it would be located. The residents purchased homes in the area anticipating that this property would remain residential and that they would be able to enjoy this special environment for years to come.

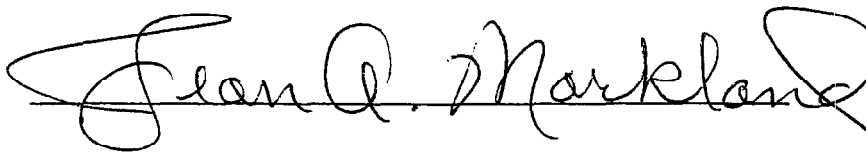
Since there are no utilities in the immediate vicinity to serve this parcel, providing public services and facilities will be expensive. Pumping wastewater into the residential community may be a real challenge since this parcel contains a primary wash with substantial runoff when it rains. A study would need to be done to determine the impact on drainage and flood control.

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

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2. The development proposal would add nothing to the vitality of the area for we have enough commercial areas and many office buildings nearby, many of which are vacant, and there are numerous plans around the area to expand such as the medical facility on 60<sup>th</sup> and Carefree Highway.
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 Date 6/25/2005  
Date \_\_\_\_\_

Address: 7111 E. Sleepy Owl Way  
Scottsdale, AZ 85262 (Terravita)

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

1. The land currently fits the character and lifestyle of Scottsdale, Terravita, and Black Mountain. It is a pleasant, scenic area. Making it commercial will spoil the view for miles around. It is suitable for housing and not a good location for commercial in as much as it sits right next to the Terravita housing area, has a significant adjoining wash, is too near a bend in the road, and has a big wash problem resulting in frequent repairs to the road.

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Ayne Markland

Date 6/25/05

Date \_\_\_\_\_

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Scottsdale, AZ 85262 (Terravita)

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Elsie Elliott

Elliott Farms Inc.

Address: 7105 E. Sleepy Owl Way  
Scottsdale, AZ 85262 (Terravita)

Date June 27-05

Date June 27-05

June 27, 2005

Richard Goecke  
Fax: 480-312-7088

For Public Record  
Case 11-GP 2005 (286PASPA-2005)

We are residents in Terravita and object to changing the general plan land use from residential to commercial in order to build office buildings. This request goes against this area's character and lifestyle and against the area's quality of existing dwellings and neighborhoods as well as the needs of the surrounding neighbors. We want to keep the natural beauty of the desert and not increase any more traffic on Carefree highway.

Nancy & Harry Blum  
6462 E. Amber Sun Drive  
Scottsdale, AZ 85262

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

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Myron R. Holman

Date 6/27/05

Charlotte M. Holman

Date 6/27/05

Address: 6960 E. Mighty Saguaro Way  
Scottsdale, AZ 85262 (Terravita)

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

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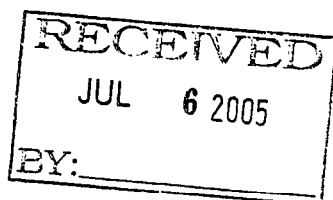
Frederick R. Birch

Date 6-28-05

Gale R. Birch

Date 6-28-05

Address: 6871 E. Amber Sun Dr.  
Scottsdale, AZ 85262 (Terravita)



FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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Henry A Gozay  
Amara Gozay

Date 6.28.2005  
Date 6.28.2005

Address: \_\_\_\_\_  
Scottsdale, AZ 85262 (Terravita)



REGARDING::

REZONING (SEE MAP)

WHERE?

THE AREA ON CAREFREE ROAD NEXT TO TERRIVITA

WHO?

A CONTRACTER WANTS TO REZONE THE AREA FOR  
COMMERICAL.

WHAT CAN WE DO?

PLEASE WRITE TO THE CITY OF SCOTTSDALE TO  
TELL THEM WHY IT'S NOT AN APPROPRIATE PLACE  
FOR COMMERICAL PROPERTY

MARK THE LETTER: FOR PUBLIC RECORD

ADDRESS:

City of Scottsdale, AZ  
Planning and Development Services Department  
7447 E. Indian School Road, Suite 105,  
Scottsdale, AZ 85251

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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LYNDA A. BEILINK

Date

6/28/05

Date

Address: 7066 E. SLEEPY OWL WAY  
Scottsdale, AZ 85262 (Terravita)

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

TO: City of Scottsdale, AZ, Planning and Development Services Department,  
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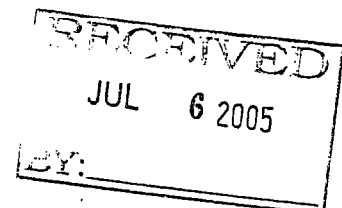
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Margaret Wolin

Date 6-29-05

Date \_\_\_\_\_

Address: 6758 E. Nightingale Star Cir.  
Scottsdale, AZ 85262 (Terravita)



**Goecke, Richard**

---

**From:** Blakemanda@aol.com  
**Sent:** Friday, July 01, 2005 9:09 AM  
**To:** rgoecke@scottsdaleaz.gov  
**Subject:** TERRAVITA- ZONING CHANGE

I am a resident in Terravita and, in fact, live on Nightingale star Circle. I have been out of town for several weeks and just want you to know that I OPPOSE this amendment, identified as Windmill Pass, Case #11-GP-2005. I am sorry that I will also be gone most of July, but would appreciate your voicing our opinions on my street of opposing this amendment. Thank you.

Delores Blakeman  
5749 E. Nightingale Star Circle  
Scottsdale, AZ 85262

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

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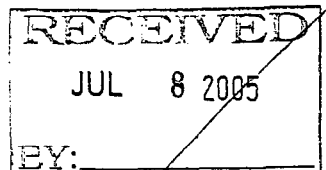
*Ned & Mary Jane Thompson*

Date \_\_\_\_\_

*Mary Jane Thompson*

Date 7/5/05

Address: 7143 E. Night Glow Circle  
Scottsdale, AZ 85262 (Terravita)



Sent

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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Thomas D. Edwell

Date 7-5-05

Jane M. Edwell

Date 7-5-05

Address: 7114 E. Sleepy Owl Way  
Scottsdale, AZ 85262 (Terravita)

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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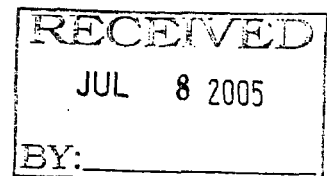
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Jeff M. Soren  
Natalie J. M. Lavee

Date 7/6/05

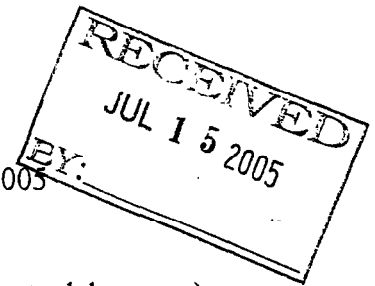
Date 7/6/05

Address: 7103 E THIRSTY CACTUS  
Scottsdale, AZ 85262 (Terravita)



FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005



TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

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Date July 8, 2005

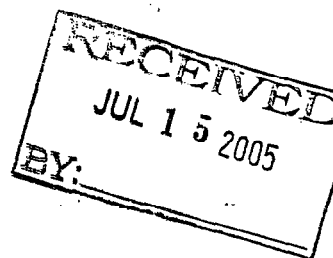
Date 7/8/2005

Address: 6864 E. WHISPERING MESQUITE TRAIL  
Scottsdale, AZ 85262 (Terravita)



FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005



TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. (citycouncil@scottsdaleaz.gov)

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Murray Sims

Date 7/9/05

Beverly Sims

Date 7/9/05

Address: 33631 N 71st Way  
Scottsdale, AZ 85262 (Terravita)

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

TO: City of Scottsdale, AZ, Planning and Development Services Department,  
7447 E, Indian School Road, Suite 105, Scottsdale, AZ 85251. ([citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov))

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Emmett K Olson

Date 07/10/2005

Beverly L Olson

Date 07/10/2005

Address: 6758 E Brilliant Sky Dr Scottsdale, AZ 85262 (Terravita)

FOR PUBLIC RECORD

Regarding: Windmill Pass, Case #11-GP-2005

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3. I fail to see how the project could possibly help the neighborhood.
4. The development would not be in harmony with the area in any way. It would create traffic problems on an already busy Carefree Highway. It is an awkward, inappropriate site to make commercial. *IT IS AN ATTEMPT AS A MONEY GRAB,*
5. It would not help the growth or expansion of the area due to its size, road traffic, and general location.
6. Carefree Highway already has enough traffic. To have cars stop or slow down in the middle of a curving road in order to make a turn is ridiculous. The city's plan to widen the road in 2016 will definitely improve a dangerous area.
7. Having anything commercial in that location would be an eyesore for the Black Mountain area. It would not enhance the unique fabric and character of the neighborhood.
8. The possibility that current property owners in the area would have to bear costs for infrastructure is not acceptable. The possibility of extensive change to current public services sounds daunting and ill advised.



Date 7-20-05

ARNOLD F. SWENSEN

Date \_\_\_\_\_

Address: 6986 E. SOARING EAGLE WAY  
Scottsdale, AZ 85262 (Terravita)

**McClay, Doris**

---

**From:** Aaron Grenley [alg333@dancris.com]  
**Sent:** Thursday, August 04, 2005 8:25 AM  
**To:** DMcClay@scottsdaleaz.gov  
**Subject:** FW: 20-zn-2005

-----Original Message-----

**From:** Aaron Grenley [mailto:alg333@dancris.com]  
**Sent:** Thursday, August 04, 2005 8:20 AM  
**To:** dclay@scottsdale.gov  
**Subject:** FW: 20-zn-2005

-----Original Message-----

**From:** Aaron Grenley [mailto:alg333@dancris.com]  
**Sent:** Wednesday, August 03, 2005 6:07 PM  
**To:** dmccclay@scottsdale.gov  
**Subject:** 20-zn-2005

As the leader of Carefree Concerned Citizens I would like to voice our very strong opposition to allowing the property in question to be rezoned from residential to commercial. The property faces Carefree Highway which is a two lane road at this point and there are large EMPTY medical center spaces available very close by. In addition to the noise and air pollution that allowing the proposed project would generate one should consider the additional traffic that it would generate on an already very busy street. The developer bought this property and paid for residentially zoned land. This project if allowed would most definitely not benefit the health, safety and welfare of the residents. In our opinion allowing this rezone would merely serve as just another example of a developers land grab for a quick profit. At the local citizens participation meetings there was NO support for this and much opposition from the people who live all over Carefree and especially those who live nearby and would be most adversely effected if this were allowed to go through. Thank you for turning it down. Aaron Grenley 480-488-3377.



CITY OF SCOTTSDALE  
**Planning & Development Services**

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**PHONE LOG**

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STAFF:

**Doris McClay**

CONVERSATION WITH:

**Aaron Grenley**

DATE & TIME:

**8/3/05 @ 4:00 pm**

PROJECT NUMBER:

**11-GP-2005**

RE:

**Is opposed to this project.**

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**CALL SUMMARY:**

He said it doesn't need to be changed from residential. Traffic problems on Carefree Highway now.

**FOLLOW-UP RECOMMENDED:**

I returned his phone call and his group in Carefree will be submitting a letter in opposition for the file and the Staff report.

**STAFF NOTES:**

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**Case: 11-GP-2005**

Rezone from Residential R1-43 to Commercial

**Date:** 8/3/05

**Name:** Erin Grenley

**Phone:** 480-488-3377

**Organization:** Carefree Concerned Citizens

**Caller Summary:**

Citizen Participation meetings

Against the proposal

View of Black Mountain

No one wants this project

**MARTIN I. & JOY CAROL SCHENK**  
6787 East Eagle Feather Road  
Scottsdale, Arizona 85262

Tel: (480) 595-0872  
Fax: (480) 595-0174  
e-mail: [meandjoy@cox.net](mailto:meandjoy@cox.net)

July 17, 2005

Planning and Development Services Department  
City of Scottsdale  
7447 E. Indian School Road  
Scottsdale, AZ 85251

**Re: Windmill Pass, Case #11-GP-2005**

Gentlemen:

We are residents of Terravita and would therefore comment on the above case. We object to the proposal for rezoning for commercial development.

The land in question presently fits the character and residential lifestyle of our development and the Scottsdale/Black Mountain area. Zoning it commercial will spoil the view and have a significant detrimental effect on both our development and the surrounding area.

The development proposal would add nothing to the vitality of the area, for we have sufficient commercial and office development nearby, many of which are presently vacant.

Plans for the development are too general; we don't know whether they would encompass an office building, a retail establishment, or other types of commercial development. Even if the plans were more specific, commercial or office development on this particular site would not be in harmony with the area. It is an awkward and inappropriate site to zone commercial.

It would not help the growth or expansion of the area due to its size, road traffic or general location. Carefree Highway, in this area, presently has enough traffic, and it is getting even more severe. The road curves in this area, and having cars slow down in order to make a turn would create a more hazardous condition.

Finally, the possibility that present property owners in the area would have to bear the burden of infrastructure costs is not acceptable, and the possibility of extensive damages to current public services appears ill advised.

Thank you for your consideration.

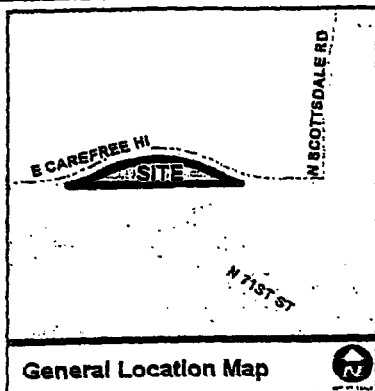
Very truly yours,

   
MARTIN I. & JOY CAROL SCHENK



# 2005 Major General Plan Amendment Fact Sheet

## 11-GP-2005 – Windmill Pass



- **Applicant:**  
Sam West (480) 994-5728
- **Request:**  
From Suburban Neighborhoods to Commercial
- **Location:**  
6839 E Carefree Highway
- **Property Size:** 7.73 +/- acres
- **Staff Coordinator:** Richard Goecke (480) 312-7872  
[rgoecke@ScottsdaleAZ.gov](mailto:rgoecke@ScottsdaleAZ.gov)

### Land Use Implications:

#### Current Land Use:

**Suburban Neighborhoods** medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

**Existing Zoning:** R1-43 ESL (Single Family Residential, Environmentally Sensitive Lands District)

**Suburban Neighborhoods Zoning Categories:** R1-5 to R1-43 (single family residential which includes churches and schools)

#### Requested Land Use:

**Commercial** uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas.

Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.

#### Potential Zoning Categories that are consistent with an Commercial designation:

C-O (Commercial Office), C-S (Regional Shopping Center), S-R (Service Residential), C-1 (Neighborhood Commercial), C-2 (Central Business District), C-3 (Highway Commercial)

For information on the status of this case, or to view application materials, call 480-312-4214 or click on the link to 'Projects in the Public Hearing Process' at:

[www.ScottsdaleAZ.gov/Projects/](http://www.ScottsdaleAZ.gov/Projects/)

#### Public Hearing Dates:

August 24, 2005

Remote Planning Commission Hearing

5 p.m., Via Linda Senior Center, 10400 N Via Linda.

September 28, 2005

Planning Commission Hearing

5 p.m., City Hall Kiva, 3939 N. Drinkwater Blvd.

October 24, 2005

City Council Public Hearing

5 p.m., City Hall Kiva, 3939 N. Drinkwater Blvd.

### Planning & Development Services Department

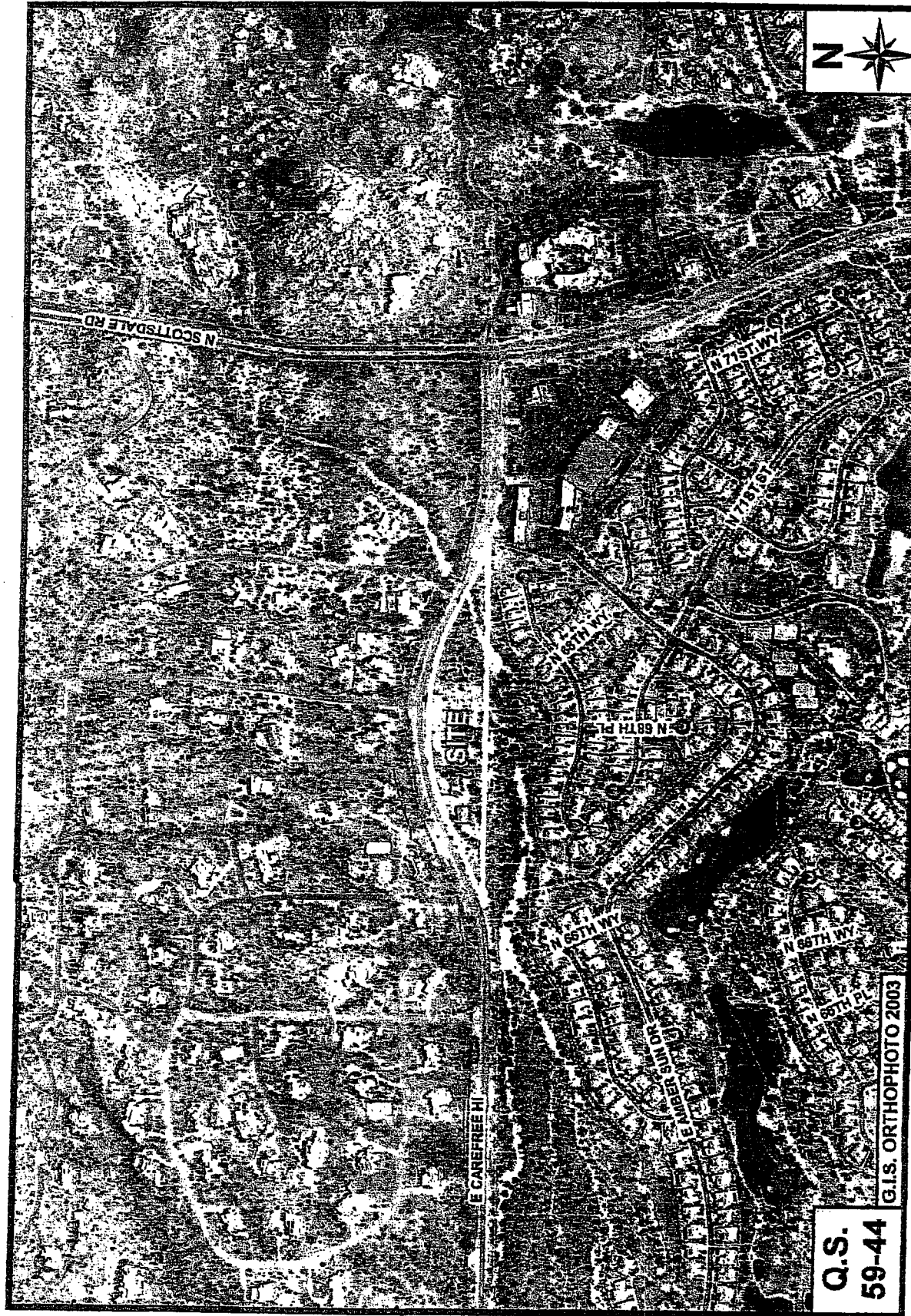
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



Excerpt from City of Scottsdale letter to applicant of Windmill Pass Case #11-GP-2005.

In consideration of any change in General Plan land use designation, Staff, Planning Commission, and Council need to assess how the requests fulfill these criterion. Related to your request, the City will require a resubmittal of the application addressing the following guiding principals of the General Plan;

1. Scottsdale's Unique Character and Lifestyle:
  - i. How does this request preserve and enhance Scottsdale Character and Lifestyle?
  - ii. How does this request impact the character of the land uses within this planning area of the community (Scenic Corridor)
2. Support Economic Vitality:
  - i. How does this request provide for future fiscal health of the city and long-term sustainability?
  - ii. Has the applicant conducted an analysis of demand for office in this area of Scottsdale/Carefree?
3. Enhance Neighborhoods:
  - i. Community Involvement – How does the applicant propose to seek early and on-going public involvement as the process proceeds?
  - ii. Housing – How does this request preserve the quality of existing dwellings and neighborhoods and balance the variety of housing options for area residents?
  - iii. Neighborhoods – How does this request preserve, reinforce and revitalize the core characteristics and stability of the neighborhoods in the immediate vicinity?
4. Open Space:
  - i. Preservation and Environmental – How does this request foster the City's commitment to a built environment that will be sustainable and in harmony with the natural environment of this area, specifically the Scenic Corridor Design Guidelines associated with development along the Carefree Highway?
5. Sustainability:
  - i. Cost of Development – How does this request reconcile that the costs associated with development will be equitable and will not burden existing residents and property owners with costs for infrastructure?
  - ii. Growth Areas: How does this request balance the City's goal of maintaining a healthy environment for local and commuting labor forces with protecting and enhancing the unique fabric and character of the neighborhoods in which it will be located?
  - iii. Public Services and Facilities: - How does this request affect the balance of public services such as police/fire protection, water and wastewater delivery/collection, solid waste collection and disposal, circulation and traffic control, surface drainage and run-off? Currently, there are no utilities in the immediate vicinity to serve this parcel. Potable water would require looping from Scottsdale Road to the project site (approximately 1800 feet). There is also a water main in E. Terravita Way that would require approximately 6000 feet of extension to complete a loop. Wastewater would require pumping west to either Terravita Way or 60<sup>th</sup> Street depending on elevation of existing sewer mains (approximately 5000 feet of extension).
6. Advance Transportation:
  - i. Community Mobility: - How will this request provide mobility choices, alternatives to the automobile, and increase accessibility to neighborhoods? Carefree Highway is classified as a minor arterial. It is scheduled to be improved as part of the Maricopa County Regional Transportation Plan between 2016 - 2020. The City would expect half street construction or an in-lieu payment for two lanes along the site frontage. Right-of-way required is 55 feet along Carefree Highway. It appears to be existing, but need verification. At a minimum, street improvements would include a left turn lanes and right turn deceleration lanes at



Q.S.  
59-44

G.I.S. ORTHOPHOTO 2003

Windmill Pass

11-GP-2005

ATTACHMENT #2

June 30, 2005

Windmill Pass  
6839 East Carefree Highway  
Scottsdale, Arizona

General Plan Amendment

Project Number: 11-GP-2005

This project is being proposed in response to the needs generated by existing, new and future homes constructed in the area.

Certain considerations are a part of the effort to satisfy these needs, some of which are:

Acceptance that our General Plan is a set of fundamental goals, developed by those who live here, necessary to maintain and improve the unique quality of life we enjoy. Goals encourage the creative solutions needed to keep Scottsdale from becoming just another city.

The desire to satisfy these goals requires recognition of tangible and intangible facets. Such as existing views, vegetation, land use, construction, traffic, noise, lighting, economic viability, and environmental considerations to name a few.

The goal of this project is to recognize the issues set forth above (along with other applicable considerations) a part of the vision of a neighborhood location for medical and professional services, some specialty retail and a small restaurant for those living in the immediate area.

It is our belief that the following considerations support the belief that this project will fulfill the Goals set forth in the General Plan.

The project will use multiple buildings of residential nature, rather than a single building. The use of multiple buildings accomplishes several objectives.

1. The project will be composed of several small building in lieu of a single large building and will replace several residences built in the 1960's.

Smaller buildings are lower and less imposing. Smaller buildings are more conducive to details commonly found in southwestern architecture. The buildings will cover approximately thirty percent of the site.

2. The building heights will be limited to approximately nineteen feet.

This is considerably less than the height allowed within the existing R1-43 zoning. This is less than the height limitations in the residential areas to the north and south of this project.

The proposed buildings will be lower than some of the existing houses in the immediate area and the existing houses on this site which range from fifteen to seventeen feet in height (not including the roof top air-conditioner's).

The proposed height of this project is less than the shopping center immediately east of this project and the Terravita Clubhouse. Both of these projects are built in areas that were zoned R1-43.

3. Utility services are smaller and consequently easier to hide.

They will be hidden.

The existing utility poles will be removed and the existing lines placed underground.

4. The project is designed to have the traditional southwest Santa Fe look, found throughout this area. This look has a natural feel of serenity and warmth loved by all.
5. Multiple small buildings make increases the impact of landscaping for several reasons:
6. Smaller buildings create a better scale relationship with trees another planting.
7. Underground parking will be used to further reduce the amount of surface parking
8. Parking can be broken into smaller and more convenient areas interspersed among the buildings.
9. Smaller parking lots associated with smaller buildings results in less parking lot lighting.
10. The proposed improvements will reduce the non-vegetated area by about six percent. The existing construction and non vegetated (drives, parking and sparse grass) areas cover about forty-three percent of the existing lot area.

11. The opportunities for vegetation to have the same randomness as found in the natural desert are greatly increased.  
Contrasted with large buildings with large parking lots which create a condition eliminating the possibility of a natural desert look.
12. Breaking the parking into several small lots makes it possible to use bollard lighting in lieu of overhead pole lighting.  
Smaller parking lots and more landscaping allows some of the parking lighting requirements to be satisfied with landscape lighting, the same type of low intensity landscape lighting we find in homes throughout the immediate area.

The project will increase property value and corresponding tax base. The need for these types of use in proximity to existing and planned public improvements on a long term basis has been proven in other areas.

Preliminary research on existing vacancy's has shown the need for these types of use. Final analysis will be provided when complete. The rental rates are more than sufficient to support this type of project. The rental rates range up to \$27.00 per square foot per year.

Community involvement started in May when property owners were asked to attend an open house on June 2, 2005. Comments were taken and are being responded to. The buildings were changed from two story to one story and the style changed from southwest territorial to Santa Fe.

Meetings are planned with homeowners who have requested explanation of the visual impact of the project. Research to date shows that most of the improvements will not be visible from existing houses to the south of the project. A substantial number of residences north of Carefree Highway will not be able to see the proposed buildings. A meeting with Terravita homeowners is scheduled for July. The Developer has planned two more open houses. A presentation will be made to the Carefree City Council in a Work Study session.

Reports relating to changes in values for different types of developments are being prepared. They will be ready in mid July. Preliminary reports indicate that the type and quality of project have the ability to increase values in adjoining residential areas.

The open house was sponsored by the Developer. The Developer has been represented at both open houses.

This project should not impact the variety of housing in the area unless the zoning were changed to match the R1-10 zoning just to the south in Terravita. In that case approximately thirty-four 34 units could be built.

This request enhances the Scottsdale Lifestyle by improving the character of the neighborhood by replacing existing 40 to 50 year old non decrypt housing with new southwestern style buildings of residential nature. This is more in keeping with Goals of the General Plan and the

neighborhood.

This project will reduce traffic by provide services within the neighborhood.

This project plan and building design will be create a visual improvement to the area.

The open space is in excess of two-hundred percent of ESL requirements. It has seventeen percent more open space than the residential project to the south. This site has protected plants over a hundred years old. These and other significant plants will be designed around or relocated as enhancements to the project. The existing properties are not required to conform to the Scenic Corridor requirements. This request includes conformance to or exceeding the Scenic Corridor requirements with new planting of greater diversity, density and will comply or exceed Scenic Corridor requirements.

There will be no request for public funds associated with water, sewer or other utilities improvements. Existing overhead services will be relocated underground by the Developer.

This project will make provide opportunity for services, that otherwise would not be available in this area. The types of use proposed are historically long term because they are associated with continual need, not needs normally associated with the rapid city expansion uses such as carpet or wallpaper sales.

The size of this project will not materially affect existing public services.

Travel time to other locations will be reduced as a result of services being available to those in the immediate area. This travel reduction will reduce pollution, lost time, wear and tear on public infrastructure, while increasing jobs. A long drive can be replaced with a walk, a bike ride, drive a golf cart or ride a horse or a short trip by car to this location.

Proposed street improvements would include providing asphalt left turn lanes to the north and south and a right turn for eastbound Carefree Highway. These are to be located at the Stagecoach and Project Entrance intersection. The four existing drives accessing Carefree Highway will be eliminated.

11/10/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
FOR 6839 E CAREFREE HIGHWAY

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the city's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Service Residential. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and change the life style of this unique residential community. Please protect our neighborhood by opposing this amendment.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Michelle Sotter	<i>[Signature]</i>	P.O. Box 137 Carefree, AZ	623 780-0944	Mike50@aol.com
Cecilia Mann	<i>[Signature]</i>	4562 E Coyote Wash Rd	480 220-6777	Beach Bum 170
Joanne Dreyer	<i>[Signature]</i>	38422 N. Scottsdale Rd	480 4888	
Cara Jensen	<i>[Signature]</i>	16147 E Grandview Dr. Scottsdale, AZ	480 8288	
Chara Perry	<i>[Signature]</i>	10132 E Redding Mountain Rd	480 85262	
Anna Peterson	<i>[Signature]</i>	6764 N. Tatum Rd. Scottsdale, AZ	480 85262	
Debbie Capen	<i>[Signature]</i>	29432 US 320 Scottsdale, AZ	480 85331	
William Sorch-Fleurbaey	<i>[Signature]</i>	26826 N. 52nd St. Carefree, AZ	480 85331	
Janet Huet	<i>[Signature]</i>	7144 E. Horizon Dr. Carefree, AZ	480 85331	
Amara Weir	<i>[Signature]</i>	5840 E. Dusty Dragon Circle, Scottsdale, AZ	480 85331	
BRAD WRIGHT	<i>[Signature]</i>	5840 E. Dusty Dragon Circle, Scottsdale, AZ	480 85331	

9/11/05

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Kim Christman	<i>Kim Christman</i>	6880 E. Nightingale Ste. Circle	480 563 0538	
Charles Cerny	<i>Charles Cerny</i>	11825 E. CANYON A	480 419 7311	
Jackie Corrigan	<i>Jackie Corrigan</i>	" "	" "	" "
Karen Dostal	<i>Karen Dostal</i>	7370 E. Breeze Dr	480 595 4644	
Deborah Castner	<i>Deborah Castner</i>	7251 E. Breeze Dr	480 437 1141	
Michael D. Morley	<i>Michael D. Morley</i>	7285 E. Breeze Dr	480 575 7493	
Karen Cahill	<i>Karen Cahill</i>	6800 E. Carefree Ave	480 577 0080	
Sharon Keough	<i>Sharon Keough</i>	6874 E. Nightingale Ste. Cir	480 595 6946	
Marilyn Keough	<i>Marilyn Keough</i>	6874 E. Nightingale Ste. Cir	480 595 6926	
Cheryl W. Wagoner	<i>Cheryl W. Wagoner</i>	32820 N. 69th St	852 62 480 595 3120	
John Buford	<i>John Buford</i>	32820 N. 69th St	852 62 480 595 3120	
Sam Buford	<i>Sam Buford</i>	32820 N. 69th St	852 62 480 595 3120	



9/16/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
FOR 6839 E CAREFREE HIGHWAY

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We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and change the life style of this unique residential community. Please protect our neighborhood by opposing this amendment.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
CAROLYN SUE BROWN	<i>Carolyn Sue Brown</i>	6131 E. MORNING VISTA LN.	480 585 7936	
Sharyll Kuperman	<i>Sharyll Kuperman</i>	29482 N. 68 <sup>th</sup> ST	480 222 8616	
Lee Rosequist	<i>Lee Rosequist</i>	35038 N. E Sendero	480 488 9724	
Ron Roessner	<i>Ron Roessner</i>	6075 E. BROWNING AVE	480 488 6080	
Robert Tonkes	<i>Robert Tonkes</i>	5001 E. MORNING VISTA	480 634 1737	
Erin Erskine	<i>Erin Erskine</i>	PO BOX 67603	(480) 688 9000	
Janet Perdue	<i>Janet Perdue</i>	29824 N. LUXBURY RD. P.O. BOX 1285331	(480) 861 9486	
Wendy Tonkes	<i>Wendy Tonkes</i>	PO BOX 67603	480 688 9000	
MARVIL CARR	<i>Marvil Carr</i>	7784 E. LAZY J RD	85262 480-588-5858	

T E R R A V I T A  
COMMUNITY ASSOCIATION

October 3, 2005

City of Scottsdale Planning Commission  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

Re: Case #11-GP-2005 & 20-ZN-2005

Dear City of Scottsdale Planning Commission:

Please let this letter serve to acknowledge that the Terravita Community Association has several concerns regarding the proposed Windmill Pass project on the south side of Carefree Highway, west of Scottsdale Road. The Terravita Community Association requests that no Terravita property be disturbed by the installation of water and sewer lines or any other improvements made to the property.

Also, the Terravita Community Association is concerned about receiving additional water flow from the wash on the site onto its property as a result of this proposed development. Please ensure that water from the site is retained on the site (in on-site storage), and that the only water that continues to flow through the Association's property is the water that is presently flowing through the wash. It is my understanding that these standards are required by the City of Scottsdale. The Terravita Community Association wishes to ensure that the city standards are met to maintain the integrity of the washes within the community.

Thank you for your consideration of and attention to this matter.

Sincerely,



Michael Fee  
Terravita Community Manager

cc: Terravita Community Association Board of Directors



October 4, 2005

Scottsdale Planning & Development  
Attn: Doris McClay  
7447 E. Indian School Road  
Suite 105  
Scottsdale, Arizona 85251

Re: Case #11-GP-2005 Windmill Pass

Dear Ms. McClay:

I just recently learned that the City of Scottsdale is considering passing a major General Plan Amendment from Suburban to Commercial for 6.5 acres just South of Carefree Highway, Case #11-GP-2005 Windmill Pass. Much to my chagrin, I was terribly disappointed to learn of this news. This is a residential area. There are multiple homes and families that live in this area. It is a residential neighborhood. I do not believe that one more strip mall will benefit anyone except the owners of the development. The terrain in this part of Scottsdale is very unique. After losing many acres to fire over the summer, hopefully we have learned how vital it is to protect the natural beauty of the desert that we have left. To zone it commercial will only be devastating to everything, including the desert terrain and wildlife we enjoy! I do believe that once we head down this path, developers will wreak havoc on the entire Carefree Highway. I can hear it now, we have to widen Carefree Highway to accomodate the traffic. Let's allow more noise and traffic in our community (how dumb can we be to even be entertaining an idea such as this upon our own community). Believe me, it won't stop at just Windmill Pass. Once the zoning is changed, then we best be prepared to realize that we are no longer protected from anything that the next developer may want to put in our backyards.

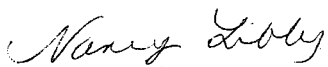
I am in opposition to changing the zoning from residential to commercial on this parcel #11-GP-2005 and any other parcel that is being considered for this neighborhood (as it is residential, we are the ones that will have to suffer with the consequences i.e. accidents, sirens, flooding all of those things increase taxes as more city employees will be needed to fix the problems that will most definitely arise) and I will vote against this project and any other project that tries to build yet one more strip mall, another office building, one more convenience center or whatever else they think they can make a penny on in my backyard. This is my home and I purchased it because it is located in a residential area. If I had wanted to live in the city, I would have purchased my property in an already commercially zoned neighborhood.

Please, I am begging you not to destroy this beautiful desert area. I cannot understand why we cannot keep anything natural. Not every inch of land must be developed. With all the construction and developments being undertaken on Scottsdale road, the uniqueness of Terravita will only enhance the value of all of our homes. I understand too that people want to make money, but the cost of this will be devastating! There are plenty of commercially

zoned properties around town that these developers could utilize for their project. Please stay out of peoples backyards and yes front yards too.

Thank you for considering my feelings and I hope you will not change the zoning on this parcel of Carefree Highway from residential to commercial.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Libby".

Nancy Libby  
34343 N. 68<sup>th</sup> Place  
Scottsdale, Arizona 85262

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
TO CHANGE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO COMMERCIAL  
FOR 6839 E CAREFREE HIGHWAY (WINDMILL PASS)**

OFFICE OF THE  
CITY CLERK  
255 11 11 00 01

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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
MARLYNNE AERON	Maryanne Aeron	6645 E Evening Glen Dr	480-488-7838	
Kathy Nelson	Kathy Nelson	33915 N 7th Way	480-488-2965	
KAREN PORCELLI	Karen Porcelli	6540 E Whispering Magnolia	480-595-8063	
DARLENE VOILES	Darlene Voiles	6818 E Nightingale Star Circle	480-488-1411	
Antoinette M. Gruener	Antoinette M. Gruener	6368 Nightingale Star Circle	480-438-0404	
S. GAY HOFFER	S. Gay Hoffer	6456 E. Nightingale Star Circle	480 595-9303	
PA Wallis	PA Wallis	6461 Crested Saguaro		
Raymond E Meier	Raymond E Meier	33833 N 67th Ave	480-595-9204	
RICHARD B. CALE	Richard B. Cale	6653 E Evening Glen	480 595 2555	
BARBARA A. CALE	Barbara A. Cale	"	"	
WM A. HUBBARD	William A. Hubbard	34428 N. 68th Way	480-595-1693	

08/09/05

sent 8/15/05

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN OFFICE OF THE  
TO CHANGE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO COMMERCIAL CITY OF THE  
FOR 6839 E CAREFREE HIGHWAY (WINDMILL PASS)**

205 977 11 11 11 11

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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Ellie Simpson	<i>[Signature]</i>	6449 E. Cresto Saguardo	480-488-5034	LEBO48E
Lane Goodman	<i>[Signature]</i>	14328 E. Thoroughbred Trail	Scottsdale 85259	480 657-7683
Jorrey	<i>[Signature]</i>	6887 E. Andrew Ave.	Scottsdale	85262
Albert Sanchez	<i>[Signature]</i>	6887 E. Andrew Ave.	Scottsdale	85262
Shad Ray	<i>[Signature]</i>	33415 N. 64th Ave	Scottsdale	AZ 85262
Theresa Morales	<i>[Signature]</i>	6858 E. Whispering Mesquite	Scottsdale	85262
Linda Begley	<i>[Signature]</i>	6864 E. Whispering Mesquite	SCOTTSDALE	AZ 85262
Cheri Hatheway	<i>[Signature]</i>	6512 E. Shooting Star Way	Scottsdale	AZ 85262
Janet Pankiewicz	<i>[Signature]</i>	6376 E. Maroon Blvd.	Scottsdale	AZ 85262
Joan Walters	<i>[Signature]</i>	7052 E. Eagle Feather Rd	Scottsdale	AZ 85262
Rene Dubanall	<i>[Signature]</i>	6846 E. Russet Sky Dr.	Scottsdale	AZ 85262
Janet Spauld	<i>[Signature]</i>	77863 N. 70th Way	Scottsdale	AZ 85262

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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Nancy Christman	<i>Nancy Christman</i>	6880 E. Nightingale Star Circle, Scottsdale	480-754-6435	christman@dia.com
Arne Markland	<i>Arne Markland</i>	7111 E. Sleepy Owl Way, Scottsdale	480-488-4357	arnekmarkland@cox.net
James Scarol	<i>James Scarol</i>	7108 E. Sleepy Owl Way, Scottsdale	480-575-5235	ISLAND@VALLEYVIEW.NET
Sean Markland	<i>Sean Markland</i>	7111 E. Sleepy Owl Way, Scottsdale	480-488-4357	
Charles W. Bennett	<i>Charles W. Bennett</i>	6741 E. Brilliant Sky Dr. Scottsdale	85262	480-575-8182
Michael Criven	<i>Michael Criven</i>	6695 E. Amber Sun Dr. Scottsdale	85262	480-575-8323
Bill Clark	<i>Bill Clark</i>	7016 E. Eagle Feather Rd	85262	575-1050
Jane Frisco	<i>Jane Frisco</i>	33435 N. Scottsdale Ave	85262	480-488-4748
George Stuehm	<i>George Stuehm</i>	32723 N. 70th St Scottsdale	85262	480-488-0646
Vicki Stuehm	<i>Vicki Stuehm</i>	32723 N. 70th St	85262	
Robert Jerry Rosenholtz	<i>Robert Jerry Rosenholtz</i>	6516 E. Whispering Mesquites	SD 85262	575-9290
Grand + Darlene Gonyea	<i>Grand + Darlene Gonyea</i>	6528 E. Whispering Mesquites	Scottsdale AZ	85267 575-5653

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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OFFICE OF THE  
CITY CLERK  
JAN 11 11 00 AM '05

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*all 11/24/04  
500 85262*

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Vernon Squier	<i>[Signature]</i>	VERNON M. SQUIER 6912 E Nightingale Star Cir. Scottsdale, AZ 85262-7045		
Nadine K. Caffisch	<i>[Signature]</i>	Nadine Caffisch 6912 E Nightingale Star Scottsdale, AZ 85262-7045	480 488 0834	squierw@earthlink.net
TERRY JOHNSON	<i>[Signature]</i>	34034 N 69th Way Scottsdale, AZ 85262	480 488 0834	squierw@earthlink.net
RON ROESSLER	<i>[Signature]</i>	5005 Scottsdale 6075 E Evening Glow	480-595-5632	LANEJO@AOL.COM
Aaron Forssler	<i>[Signature]</i>	same as above	488-6880	harman@cox.net
Bredy Davis	<i>[Signature]</i>	5005 Scottsdale 7192 E Highgate	" "	" "
A.D. Francis	<i>[Signature]</i>	3338 N 71st St Phoenix, AZ 85018	505-5879	redummond@aol.com
Sue & Richard Cleon	<i>[Signature]</i>	6850 E. SUNSET SKY Circle	480-658-6478	
Ed Burnett	<i>[Signature]</i>	4242 Amber St	488 6356	
Jean Burnett	<i>[Signature]</i>	same as above		sub6242@aol.com
Joyce Mahoney	<i>[Signature]</i>	6535 E. WINDMILL PASS	505-595-7191	
Joyce Mahoney	<i>[Signature]</i>	33403 N 64th Pl	505-7501	jma@chco.net

*ALL 11/24/04*



CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Bernice Viner	<i>Bernice Viner</i>	6814 E. Sunset Sky Cir	595-8151	
Carol Breen	<i>Carol Breen</i>	6598 E. Evening Place Dr	593 6795	bbreen@aol.com
Debbie Viner	<i>Debbie Viner</i>	6338 DUSTY CORTE	488-5500	
Kay Holsinger	<i>Kay Holsinger</i>	6658 E. Evening Place Dr	488-8632	
Bernice Zukack	<i>Bernice Zukack</i>	39641 W. 105th ST.	480-488-0311	

*507 Hedra B*  
*Zip 85262* (480)

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
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We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the city's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Service Residential. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Michele Sotter	<i>[Signature]</i>	P.O. Box 137 Carefree, AZ	623 720-0944	Mike50@aol.com
Cecelia Martin	<i>[Signature]</i>	4562 E Coyote Wash Rd	740 220-6777	BeachBent170@yahoo.com
Debrae Capen	<i>[Signature]</i>	34422 N. Scottsdale Rd	480 4888	
Gene Jensen	<i>[Signature]</i>	16647 E Gainsight Dr	480 4757	
Charl Perry	<i>[Signature]</i>	10032 E Redding Mountain	480 85262	
Paula Smith	<i>[Signature]</i>	6764 N. Scottsdale Rd	480 85262	
Debrae Capen	<i>[Signature]</i>	29432 N. Scottsdale Rd	480 85262	
Alvin Smith	<i>[Signature]</i>	36026 N. 52nd St	480 85262	
Janet Huet	<i>[Signature]</i>	7144 E. Horizon Dr	480 85262	
Barbara Wrenn	<i>[Signature]</i>	5840 E. Sunset	480 85262	
BRAD WRIGHT	<i>[Signature]</i>	5840 E. Sunset	480 85262	

11/10/05

1/16/05

OFFICE OF THE  
CITY CLERK

2005 FEB 11 11 39 AM

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
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MAILBOXES ETC

4804881475

09/22/2005 09:22

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Kim Christman	<i>Kim Christman</i>	6880 E. Nightingale Star Circle	480 5630538	
Charles Carlson	<i>Charles Carlson</i>	11025 E. CHANDLER	480 419 7311	
Jaskee Corrigan	<i>Jaskee Corrigan</i>	" "	" "	
Karen Duster	<i>Karen Duster</i>	9370 E. BRANDON	480 595 0494	
DeeDee Cartwright	<i>DeeDee Cartwright</i>	7251 E. BRANDON	480 437 1141	
MAUREEN WALLEY	<i>MAUREEN WALLEY</i>	7283 E. BRANDON	480 575 7493	
Karen Cahill	<i>Karen Cahill</i>	6800 E. CAREFREE AVE	480 577 0080	
SHARON KEOUGH	<i>SHARON KEOUGH</i>	6874 E. NIGHTINGALE ST. ON SCOTTSDALE	480 575 6946	
MARLY KEOUGH	<i>MARLY KEOUGH</i>	6874 E. NIGHTINGALE ST. ON SCOTTSDALE	480 575 6926	
CHARON WILSON	<i>CHARON WILSON</i>	32820 N. 69TH ST SCOTTSDALE AZ	85262 480 675 2446	
John Buford	<i>John Buford</i>	32820 N. 69TH ST SCOTTSDALE AZ	85262 480 595 3120	
Sam Buford	<i>Sam Buford</i>	32820 N. 69TH ST SCOTTSDALE AZ	85262 480 595 3120	

9/16/05

2005 OCT 11 AM 3:55

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
CAROLYN SUE BROWN	<i>Carolyn Sue Brown</i>	6131 E. MORNING VISTA LN.	480-585-7936	
Sheryl L. Kupelauer	<i>Sheryl L. Kupelauer</i>	29482 N. 68th ST.	480-222-5616	
Lee Rosequist	<i>Lee Rosequist</i>	35038 N.E. Sendero	480-488-9724	
Ron Roessure	<i>Ron Roessure</i>	6075 E. BROWN, N.E. GLEN	480-488-6080	
Robert Jones	<i>Robert Jones</i>	5008 E. WOODVIEW	480-634-1737	
Ann Gator	<i>Ann Gator</i>	PO BOX 6766	480-688-9000	
Janet Perdue	<i>Janet Perdue</i>	29834 N. LAW CREEK RD., LAW CREEK AZ 85331	(480) 861-9156	
Wendy Trake	<i>Wendy Trake</i>	PO BOX 8241 / LAW CREEK AZ 85331	480-861-2779	
MARVIL CARR	<i>Marvil Carr</i>	7784 E. LAZY J RD	857262 480-588-5858	

Registered Voters  
No Dirty Marks






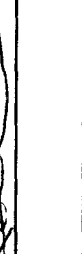


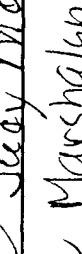



Sent 10/10/06  
OFFICE OF THE  
CITY CLERK

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
JUDITH B. KLARMAN		6898 E. Nightingale Star Ct. Scottsdale, AZ 85262	(480) 595-8190	
Jennifer Senkew		7900 E Princess Dr #2081 Scottsdale, AZ 85255	480 430 1645	
Clinton Wilson		9451 E Becker Lane #2003 Scottsdale, AZ 85260	602 561 6211	
Tim Boetz		12417 N 71st Street Scottsdale, AZ 85260	480 922-0054	
PAUL FLEMING		11698 N 130th Street Scottsdale, AZ 85259	480-661-6433	
Alan Simms		19100 N 91st Scottsdale, AZ 85255	480 515 2124	
Mona Koch		Scottsdale, AZ 85258 9250 Via Paseo Del Norte	480 498 7957	
Judith Moore		7072 E. THIRSTY	480-488-3566	
Marshall London		7042 E Shooting Star Way	480 595 6627	
Michael Liburdi		6907 E. Shooting Star Way	480 782 0758	
MCL CONNOR		" "	480 595 2799	
Mardi Markwell		33926 N 66 Way	480 488 5750	

Sent 10/16/01 + ves

Registered voters  
No D.H.O. Marks

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Increase of up to 960 cars a day + alteration of wash(s) will create public safety issues.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Candace Brown	<i>Candace Brown</i>	3280 N 69th St Scottsdale AZ 85262 (480) 776-94		
Michael Merrill	<i>Michael Merrill</i>	8713 E. Vernon Ave Scottsdale AZ 85251 F8713@aol.com		
Sharon Swensen	<i>Sharon Swensen</i>	6986 E. Soaring Eagle Way Scottsdale AZ 85262		
Mike Venezia	<i>Mike Venezia</i>	6694 E. Crested Saguaro Ln Scottsdale AZ 85262 (480) 488-5145 MIKE.VENEZIA@comcast.net		
JEANNINE VENEZIA	<i>Jeannine Venezia</i>	6694 E. CRESTED SAGUARO LN, SCOTTSDALE, AZ 85262 Comcast.net		
ALY BRANDON	<i>Aly Brandon</i>	34336 N 62nd Place SCOTTSDALE AZ 85262 (480) 995-0202		
David Connor	<i>David Connor</i>	33697 W. 69th St. Scottsdale, AZ 85262		
Sharon Turner	<i>Sharon Turner</i>	6878 E. Evening Glen Dr. Scottsdale AZ 85262 480-595-9873		
RT ZH	<i>RT ZH</i>	7042 E. S. No. 1st St. Scottsdale AZ 85262		
Roceland A. Dente	<i>Roceland A. Dente</i>	7144 E. THURSTON CACTUS 480-575-8830 B4582@KXAZ		
Carl Schneider	<i>Carl Schneider</i>	7020 E Canyon Wren Scottsdale, AZ 85262 480-595-7668 0900-0900		
DAN OUSTHUBERSON	<i>Dan Ousthuberson</i>	6924 E. NIGHT STAR DR SCOTTSDALE, AZ 85262 doushub@comcast.net		

Sent 10/10/07

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
FOR 6839 E CAREFREE HIGHWAY

Registered Voters  
No Ditto Marks

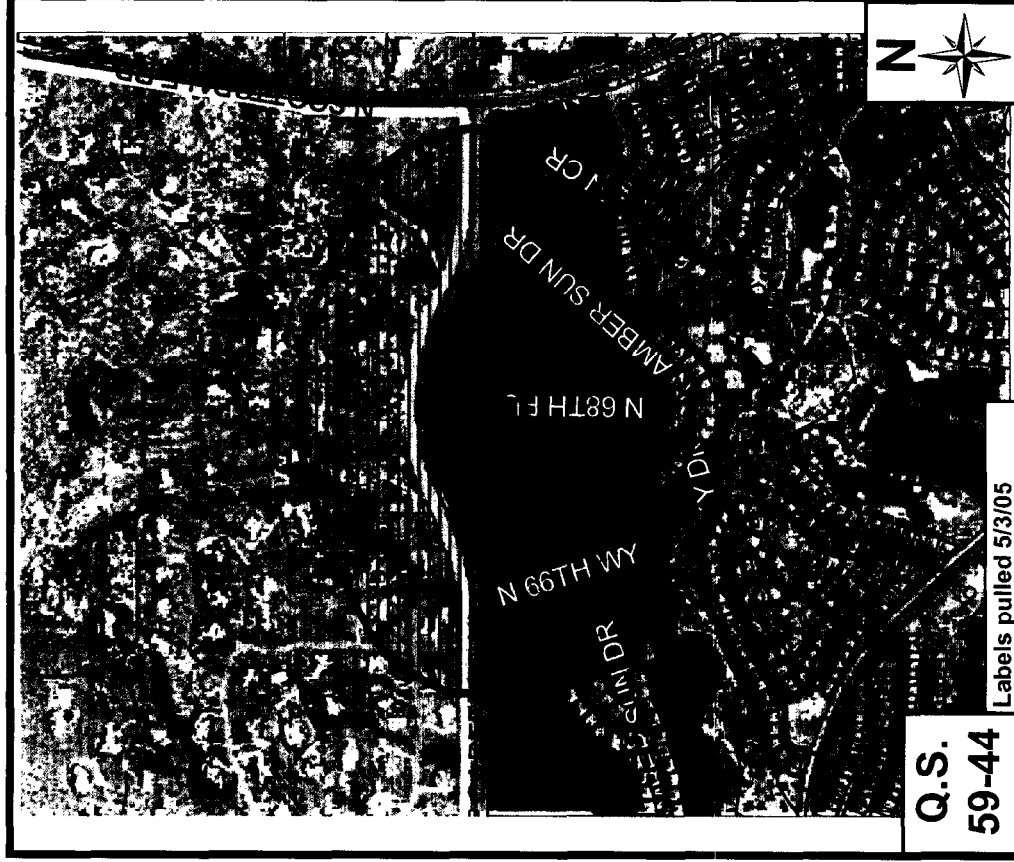
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
FRED WESTLUND	<i>Fred Westlund</i>	6934 E. Bramble Berry	488-8293	
MICHAEL GERNER	<i>Michael Gerner</i>	<del>4808 E. Shooting Star</del>		<i>UGERNER@PSYCH.DIC</i>
NANCY MATHER	<i>Nancy Mather</i>	6608 E. Shooting Star		<i>n.mather@u.arizona.edu</i>
BORAH PEARLMUTTER	<i>Borah Pearlmutter</i>	33549 N. 64TH STREET		
Cathy Walker	<i>Cathy Walker</i>	6742 E Soaring Eagle Way	575-1244	
Cherita Witek	<i>Cherita Witek</i>	6871 E M. S. WAY	928-778-9585	
JOHN WALKER	<i>John Walker</i>	6724 E Soaring Eagle	480-575-1244	
Joe Witek	<i>Joe Witek</i>	6871 E. MIGHTY SOYUZ RD	<del>595-0313</del>	
Kate Rosenzweig	<i>Kate Rosenzweig</i>	6819 E. Eagle Feather Rd	595-0313	
Irv Rosenzweig	<i>Irv Rosenzweig</i>	6819 E Eagle Feather Rd.	595-0313	
<del>JOHN WALKER</del>	<del><i>John Walker</i></del>	<del>6724 E Soaring Eagle</del>		

# City Notifications – Mailing List Selection Map



**Q.S.  
59-44**

## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Desert Property Owners Association
- Friends of the Scenic Drive
- Terraviva

**11-GP-2005**

ATTACHMENT #7

**Windmill Pass**



# TOWN OF CAREFREE CORRESPONDENCE

McClay, Doris

---

From: Wauwie, Kira  
Sent: Thursday, September 15, 2005 11:04 AM  
To: McClay, Doris  
Subject: RE: Need Zoning Information

This is for the case file.

-----Original Message-----

From: Gary Neiss [mailto:Gary@carefree.org]  
Sent: Thursday, September 15, 2005 10:46 AM  
To: 'Wauwie, Kira'  
Subject: RE: Need Zoning Information

Its all residential uses on minimum 70,000 square foot lots. Carefree does not have any commercial uses planned on this alignment as they want to preserve their residential character.

Gary S. Neiss  
Planning Director  
Zoning Administrator

Although this email and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender or the Town of Carefree for any loss or damage arising in any way in the event that such a virus or defect exists.

-----Original Message-----

From: Wauwie, Kira [mailto:KWauwie@scottsdaleaz.gov]  
Sent: Thursday, September 15, 2005 9:00 AM  
To: 'gary@carefree.org'  
Subject: Need Zoning Information

Hi Gary,  
Hope all is well. I need some information - couldn't find on your web page. What is the area just north of Carefree Highway, and on the east and west sides of Stagecoach Pass zoned? Residential something - but what?  
Thanks,  
Kira

Kira Wauwie  
Project Coordination Manager  
Planning & Development Services  
Current Planning  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
PHONE: 480-312-7061  
FAX: 480-312-7088  
EMAIL: kwauwie@ScottsdaleAZ.Gov  
WEB: <http://www.ScottsdaleAZ.Gov>



## TOWN OF CAREFREE

100 EASY STREET  
P.O. BOX 740  
CAREFREE, ARIZONA 85377  
(480) 488-3686 • FAX (480) 488-3845

OFFICE OF THE MAYOR

October 4, 2005

Mayor Mary Manross  
CITY OF SCOTTSDALE  
City Hall  
3939 North Drinkwater Boulevard  
Scottsdale, Arizona 85251

Re. PROPOSED GENERAL PLAN AMENDMENT CASE #11-GP-2005

*Mary*  
Dear Mayor Manross:

Over the past several years the Town of Carefree has struggled to preserve its semi-rural residential character as the community matures. I have also seen this struggle in north Scottsdale where residents in both the Desert Foothills and Dynamite Foothills areas have strived to preserve the semi-rural attributes of their neighborhoods. The recent development proposal in Scottsdale on Carefree Highway to the west of the Terraviva Market Place epitomizes this delicate balance to preserve this unique character.

As you know, this development proposal would incorporate over 65,000 square feet of office space on what is currently zoned residential property. Presently, both in Scottsdale and Carefree the surrounding property is zoned residential. Over time, Carefree has made a concerted effort to maintain the low-density residential neighborhoods on the north side of Carefree Highway. This development proposal is the antithesis of what collectively citizens in both communities would like to see at this location.

This proposal to amend the Land Use Map of the General Plan should be denied because:

1. The proposal dramatically increases the traffic generated by the current land use. Further accentuating this concern is the poor street geometrics of this roadway which creates accessibility and safety concerns.

2. There is a lack of connectivity to this parcel. All future patrons will be forced to drive to this development because there are no alternative methods to connect the property. This will ensure that all future patrons arrive in their cars and not by foot or other means. Developments like this should be located where there are more means to connect people with the development and not because it is a remnant parcel.
3. A portion of the property falls within a floodplain which is quite a bit larger than originally thought. As a result of recent modeling of these washes through the Flood Control District, there is a real possibility that this more intense development may be detrimental to surrounding properties.
4. The increase in impervious surfaces will cause increase runoff potential and erosion down stream.
5. The land use does not provide for a transition. The Terravita Market Place is not physically connected to the subject parcel because the wash and associated flood plain physically separate the two parcels. The intensity of the proposed development conflicts with the surrounding established low-density residential neighborhoods. These neighborhoods do not have large lighted parking lots, signage, patrons frequently coming and going, and buildings possibly lighted up at night.
6. There is a surplus of similar office space in this area. Many similar projects have struggled to capture enough interest. For example, a very similar project on Scottsdale Road across from Terravita on Westland has sat fallow for years after receiving its entitlements. The only tenant that occupies this site is a bank. The balance of the site has been graded out and has remained dormant for a number of years because of a lack of tenant interest. This most likely is a result of too much office space servicing too low of a population due to the residential density pattern in this area. In other words, the office market is overbuilt and most likely can not support additional space both present day and into the future.

The threads to our communities are tied to preserving the qualities that make us unique. Scottsdale has certainly recognized and embraced this unique semi-rural character through the adoption of both the Desert Foothills and Dynamite Foothills area plans. Based upon the aforementioned concerns, I strongly encourage you and your Council to continue to protect the semi-rural character of this area and deny this request.

Sincerely,



Edward C. Morgan  
Mayor

cc. Carefree Town Council  
Scottsdale City Council

Mr. Ward presented the staff report. The proposal was similar to the previous application to modify the General Plan. The Verde Canal traverses the property. Some State land is included as part of this application. The State has agreed to proceed with the General Plan amendment.

Mr. Skip Nemick addressed the Commission. The proposal is to build two and three-story homes with garages at ground level, beneath the homes.

Commissioner Heitel recommended disclosure to home buyers so that people would be aware of WestWorld. Mr. Nemick agreed that this needed to be disclosed in the public report.

Mr. Gerry Hrenchir, President of the Horseman's Park Association, addressed the meeting. He expressed major issues with the project, which are also shared by neighbors in McDowell Mountain Ranch. The Applicant had not approached the neighbors to communicate their plans. Major concerns are the development's proximity to WestWorld and the presence of the Verde Canal.

Mr. Hrenchir reported that their neighborhood is surrounded by existing condominium and apartment housing and a major new apartment complex is under development. This development would place pressure on the neighborhood infrastructure. The neighborhood has already seen an increase in crime which he attributed to the existing apartments and condominiums.

Ms. Toby Nydick, a resident of Horseman's Park subdivision said that her back gate is directly across the street from the proposed development. The street is already busy. A traffic survey has already concluded that traffic at McDowell Mountain Ranch and Thompson Peak Parkway is at its maximum capacity. If the amendment is accepted, traffic would increase in an already congested area.

**11-GP-2005 (Windmill Pass)**, request by owner for a major General Plan Amendment of the Land Use Element from Suburban Neighborhoods to Office on a 7.73 +/- acre parcel located on the south side of Carefree Highway west of Scottsdale Road.

Ms. Wauwie presented the staff report. The proposal is for a minor office on a residential scale, one story high. This would create a balance between office and residential uses in the area. Carefree Highway is designated as a scenic corridor, thus a 100-foot scenic corridor easement is required. The major wash on the site would be preserved. Access to the site would be from Carefree Highway, so traffic would be filtered onto Scottsdale Road.

Vice-Chairman Steinberg asked Ms. Wauwie about any staff concerns regarding access to the site. Commissioner Heitel requested a description of the wash area. Commissioner Barnett asked about the setbacks on the scenic corridor and the depth of the parcel under consideration.

Mr. West addressed the meeting. Highlights of his presentation included a site plan. He addressed grading, drainage and flooding issues for the site. He noted that the maximum height for offices under the proposed zoning is 18 feet, lower than the 24 feet permitted for residential property under the current zoning.

Vice-Chairman Steinberg asked Mr. West about access to the site. Mr. West replied that the developer intended to go beyond what staff has recommended in order to alleviate traffic backing up. A discussion followed regarding parking spaces. Commissioner Heitel queried whether any consideration had been given to designing the buildings with a more residential appearance. Mr. West presented elevations of the proposed designs.

Commissioner Steinke asked staff if they knew why Carefree Highway curves at that location. Mr. Wauwie undertook to research the answer and report back to the Commission.

Mr. Carl Kueltzo, a full-time Terravita resident and charter member of the American Planning Association, expressed support for the project. He opined that if the General Plan is not amended, the existing residential structures on the property would eventually be replaced by larger residential units, which would increase the population in the area. There are plans to build major institutional facilities in the area including the Mayo Clinic Hospital, Paradise Valley Community College, and a YMCA. These developments will generate additional demand for office space and this amendment to the General Plan could fill that demand.

Mr. Norman Surratt, a Terravita resident, expressed support for the project. The proximity to the highway makes the property more suitable for offices than homes.

Mr. Robert Berry, a Carefree resident, expressed opposition to the project. He took issue with the proposed traffic pattern. He felt that commercial was not needed in the neighborhood, and noted that the developer had proposed various commercial plans for the parcel over the past months.

Mr. Arne Markland, a Terravita resident, expressed opposition to the project. He felt the economic benefit to the community would be negligible. He questioned the need for more office space, noting the existence of empty office space in the area and adding that other Terravita residents were opposed to the project.

Ms. Jean Markland, a Terravita resident, expressed opposition to the project. The curve in Carefree Highway has already created a traffic problem. The major wash which runs along Carefree Highway and through the site causes major flooding of the road. She opined that the road curves there because of unstable land near the wash. There is no need for additional commercial or office space in the area.

Ms. Nancy Christman, a Terravita resident, expressed opposition to the project. She described well-attended community meetings where overwhelming opposition to the project has been expressed. Petitions and individual correspondence and e-mails have been sent to the Commission. She expressed clearly that the Terravita residents she has spoken with, especially on the north side, are strongly opposed to the project.

Vice-Chairman Steinberg asked staff about the parking standard and traffic safety given the curve in Carefree Highway. Mr. Kercher said that a traffic study was under way for the project. They would take a hard look at this issue. The curvature in the road is generally in conformance with City standards for a minor arterial road.

The regular meeting of the Planning Commission recessed at 8:18 p.m. and reconvened at 8:37 p.m.

**APPROVED**



## SPEAKER/CITIZEN COMMENT CARD

FOR CLERK USE

14

All cards **MUST** be submitted **BEFORE** public testimony has begun on the item.  
Testimony is limited to 3 minutes per speaker.

This card is for providing input and comments when attending City Council and other public meetings,  
whether or not you wish to speak.

PLEASE PRINT NAME ARNE MARKLAND MEETING DATE AUG 24, 05

IF APPLICABLE, NAME THE GROUP OR  
ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 7111 E. Sleepy Owl Way ZIP \_\_\_\_\_

HOME PHONE 480 488 4357 WORK PHONE \_\_\_\_\_

- ☐ I am in favor of agenda item # \_\_\_\_\_
- ☐ I am opposed to agenda item # \_\_\_\_\_
- ☒ YES, I wish to speak regarding agenda item # 14 concerning 11-GP-2005 (Windmill Pass)
- ☐ NO, I do not wish to speak, but wish to comment on the back of this card.
- ☐ I wish to speak during "ITEMS FROM THE FLOOR" concerning \_\_\_\_\_

This card constitutes a public record under Arizona law.



## SPEAKER/CITIZEN COMMENT CARD

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Testimony is limited to 3 minutes per speaker. Additional time **MAY** be granted to  
speakers representing two or more persons.

14

PLEASE PRINT NAME JEAN MARKLAND MEETING DATE AUG. 24 2005

IF APPLICABLE, NAME THE GROUP OR  
ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 7111 E. SLEEPY OWL WAY ZIP 85262

HOME PHONE 480-488-4357 WORK PHONE -

- ☒ YES, I WISH TO SPEAK REGARDING ITEM # 14, 11-GP-2005 WINDMILL PASS
- ☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.
- ☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_
- ☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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14

PLEASE PRINT NAME NORMAN L. SURRATT MEETING DATE 8-24-05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Resident of Terraviva

ADDRESS 6635 E. Whispering Mesquite Tr. ZIP 85262

HOME PHONE 480-488-7955 WORK PHONE 480-488-5565

☒ YES, I WISH TO SPEAK REGARDING ITEM # 14

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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GG2003-411SCC (11/03)  
(2,000 - 6/05)



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14

PLEASE PRINT NAME ROBERT BERRY MEETING DATE 8/24/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS P.O. Box 6122 CAREFREE ZIP 85377

HOME PHONE 480-575-1471 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # WINDMILL PASS

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 11-CP-2005

☒ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING WINDMILL PASS

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GG2003-411SCC (11/03)  
(2,000 - 6/05)



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14

PLEASE PRINT NAME Nancy Christman MEETING DATE 8/24/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Tarravita

ADDRESS 6880 E. Nightingale Star Circle ZIP 85262

HOME PHONE 480-563-0538 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # 11-GP-2005

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 11-GP-2005

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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14

PLEASE PRINT NAME CARL KUELTZO MEETING DATE 8-24-05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT N/A

ADDRESS 6722 E. Amber Sun Dr. Scottsdale ZIP 85262

HOME PHONE 480-595-1125 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # 11-GP

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # 11-GP ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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#14

To: City of Scottsdale Planning Commission  
From: Carl N. Kueltz, 6722 E. Amber Sun Drive  
Date: August 24, 2005  
Subject: Comments Regarding Windmill Pass General Plan  
Amendment Request, Case Number 11-GP-2005 (Amended)

My name is Carl Kueltz. I have been a property owner in Terravita since 1996 and full time resident since 2001. I have vacationed in this area for 30 years.

I attended the city sponsored open house and the applicant sponsored open house held at Terravita regarding the subject case. I have no affiliation with the applicant, or financial interest in this requested Plan Amendment.

Based upon what I have heard and seen presented by the applicant thus far, and his stated and demonstrated willingness to respond to the reasonable, responsible, and legitimate concerns of the community, I support this request.

For me, personally, this support does not come lightly, for I love and use public green space and support efforts to acquire and protect it. In my "perfect" world, the only inhabitants north of Bell Road would be my family and a few dozen carefully chosed friends. But, as a Charter Member of the American Planning Association with over 30 years of professional urban planning experience, I am familiar with the issues related to land use changes associated with urban/suburban growth.

As Planning Commission members, I need not tell you the difficulties or even the desirability of stopping change, i.e. amending plans. The old adage "Planning is a Process" is alive and well as witnessed by these proceedings.

We would hope the "Process" is not merely a numbers game - how many for, versus how many against. It is, or should be:  
1) The reasoned, rational evaluation of much input and gathered data by professional planners which 2) results in recommendations for consideration by appointed citizens, sitting as a Planning Commission whose decisions are 3) ultimately arbitrated by the political process played out in City Council.

Thank you.

  
attch.

### Reasons for Support of Windmill Pass Plan Amendment

1. If current zoning remains in place, aging residential structures will be replaced by larger units thereby increasing the potential for a larger resident population which will further tax Arizona's natural resources and environmental quality.
2. Major institutional community service facilities are planned for the area. These include the Mayo Clinic Hospital, Paradise Valley Community College, and a YMCA. Additionally, there is the potential for significant, new commercial development in the area - much of it in the current planning stage. All of this is in light of major population growth projections for Northeast Phoenix, and surrounding areas of Scottsdale. Even residential in-fill building in Cave Creek and Carefree will add a sizeable population to the immediate area of the Windmill Pass site. These eventualities will all generate a market for additional services which may be filled by the requested zoning change.
3. A review of Scottsdale's 2001 General Plan leads me to conclude that the requested change will be in keeping with it's economic vitality component.
4. Three of my own doctors have expressed a desire to have office space in north Scottsdale. Increasing their options will make this more likely.

attch.   
Carl Kueltz 8/24/05  
Memo Re Windmill Pass

Commissioner Steinke asked why the zoning portion of the two cases is continued. Mr. Thomas said staff had told him there were issues with the Verde Canal.

Mr. Ward reported that the primary reason for the delay was the concern with McDowell Mountain Ranch and Horsemen's Park with respect to the issues raised by Ms. McCammon about density and height. He acknowledged that the Verde Canal and overall circulation were other issues. Staff is seeking an overall design solution that will work for both property owners.

Chairman Gulino reminded the Commission that the decision before them is: commercial versus residential.

**COMMISSIONER SCHWARTZ MADE A MOTION TO DENY CASE 10-GP-2005 (EQUESTRIA VILLAS). COMMISSIONER BARNETT SECONDED THE MOTION, WHICH CARRIED WITH A VOTE OF 4 (FOUR) TO 3 (THREE). CHAIRMAN GULINO AND COMMISSIONERS HESS AND HEITEL DISSENTED.**

16. 13-ZN-2005 (Winstar Pro)

Chairman Gulino noted this item has been continued to a future date, pursuant to a previous motion.

17. 11-GP-2005 (Windmill Pass)

Ms. Wauwie presented the case per the staff packet. The Applicant requests a General Plan amendment from suburban residential to minor office land use designation. The proposed General Plan amendment would facilitate a change for the developer's desire for office development.

In considering this application, staff considered land use balance, economic vitality, open space preservation, community mobility. Staff recommends approval of the General Plan amendment.

Mr. West appeared on behalf of the Applicant. He noted that this matter was previously discussed at a remote hearing. The existing homes on the property were built over several years, the oldest dating to the 1920s. The current project satisfies the scenic corridor requirements and he believes are in accordance with the character of the surrounding neighborhood.

In response to questions by Commissioner Heitel relating to parking, Mr. West indicated that the most recent site plan provides for 236 spaces.

Commissioner Heitel expressed concerns about traffic on the curve with a single entrance and exit on a two-lane road with no shoulders and inquired as to the timing of the traffic study. Mr. West reported that the proposal calls for dual left-turn lanes, which would allow eastbound traffic to go north on Stagecoach and westbound traffic to turn into the project. The traffic study was completed in August.

Commissioner Heitel noted the impact school busses have on traffic. The Commission needs to meet the challenge of accommodating development and having roads that can handle the traffic. He felt the current capacity of the road and the curve will produce a bottleneck. Mr. West opined that future community facilities, including a hospital and a junior college, will necessitate widening the road in approximately eight to ten years. He added that about 7,000 houses remain to be built in north Scottsdale and about 1,000 in Carefree. About 12 percent of the traffic at this site is truck traffic. He estimated that between 3,000 and 4,000 construction-related vehicles pass the site per day. As the area is built out, construction traffic will drop off and offset the traffic to the project and homes. Automobile traffic, however, puts less stress on the road structure.

Vice-Chairman Steinberg confirmed that there is only one access point to the project and commented that making left-hand turns out of the project in the evening rush hour would be problematic. His observation is that new medical developments are providing at least five parking spaces per 1,000 feet. This would equate to 250 parking spaces for the medical alone. He felt that it would be preferable to have an entry point at each end of the development rather than just one in the middle.

Mr. Robert Berry addressed the Commission, expressing strong opposition to the project.

Mr. Jensen addressed the meeting, expressing favor approval of the General Plan amendment.

Ms. Christman, a Terravita resident, addressed the meeting, expressing opposition to the General Plan amendment.

Mr. Kettle, a Scottsdale resident, addressed the meeting on behalf of the board of directors of the Coalition of Pinnacle Peak. The Coalition is opposed to this General Plan amendment. Mr. Buckley, a Realtor and Terravita resident, said people bought on Nightingale Star Circle, just below the wash area, to enjoy views of Carefree and Cave Creek. He was opposed to the amendment, saying it could affect the property values.

Mr. Gruner is one of the 24 property owners whose backyards face the proposed Windmill Pass development. Mr. Gruner stated that all of the property owners are against the change.

Mr. West addressed the meeting, reiterating topics and issues previously addressed.

Commissioner Barnett acknowledged the concerns expressed regarding the views, traffic and flooding and noted that under the SR designation, the building heights are lower than the height of houses that could be built there. Furthermore, the site is not the cause of the traffic problems. He opined that existing regulations will be capable of dealing with the wash issues. He noted that the current plan is 240 feet away from the nearest house. The neighborhood to the south is more dense than the proposed development. He is in favor of the SR designation.

Commissioner Heitel said it has never been the Commission's obligation to provide open space to residents by prohibiting development on other people's property. He expressed strong concerns regarding traffic. The neighborhood is residential in character and this use is not in character. He is firmly opposed to the amendment.

In response to questions by Chairman Gulino regarding future plans for Carefree Highway, Ms. O'Connor reported that it is to be a four-lane cross-section with a center turn lane. There are no current plans to put signal lights at the intersection of Stagecoach Pass. Carefree Highway is included in Proposition 400 funding.

Chairman Gulino stated no objection to SR commercial on the site and opined that the development that takes place on the site will need to deal with the serious constraints regarding the wash and the traffic. He supports the request to change the General Plan to commercial with the caveat that the Commission will need to pay very close attention to the zoning case.

Commissioner Steinke commented that although the expectation had been that both the General Plan amendment requests and their related zoning cases would be heard at the same time, the discussions at this meeting illustrated the challenges involved in doing this. It is very uncomfortable for the Commission to discuss General Plan cases and make a unified decision based on what they think is going to be there and what the applicants are asking for. He would encourage that the related cases be heard at the same meeting wherever legally possible.

**COMMISSIONER SCHWARTZ MADE A MOTION TO APPROVE 11-GP-2005 (Windmill Pass). COMMISSIONER STEINKE SECONDED THE**

**MOTION, WHICH CARRIED WITH A VOTE OF 4 (FOUR) TO 2 (TWO).  
VICE-CHAIRMAN STEINBERG AND COMMISSIONER HEITEL  
DISSENTED. COMMISSIONER HESS RECUSED.**

18. 20-ZN-2005 (Windmill Pass)

Chairman Gulino noted this item has been continued to a future date,  
pursuant to a previous motion.

**WRITTEN COMMUNICATION**

No written communications were presented to the Commission.

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale  
Planning Commission adjourned at 9:22 p.m.

Respectfully submitted,  
A-V Tronics, Inc.



## SPEAKER/CITIZEN COMMENT CARD

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17/18

PLEASE PRINT NAME RICHARD M. KEDULAT MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT TERRAVIVA

ADDRESS 6874 E. NIGHTINGALE ST. CIR., SCOTTSDALE ZIP 85262

HOME PHONE 480 595 6926 WORK PHONE \_\_\_\_\_

☐ YES, I WISH TO SPEAK REGARDING ITEM # \_\_\_\_\_

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # 17.48

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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GG2003-411SCC (11/03)  
(2,000 - 6/05)



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17/18

PLEASE PRINT NAME Sharon Keough MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT TERRAVIVA

ADDRESS 6874 E. Nightingale St. Cir ZIP 85262

HOME PHONE 480/595-6926 WORK PHONE \_\_\_\_\_

☐ YES, I WISH TO SPEAK REGARDING ITEM # \_\_\_\_\_

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17+18

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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GG2003-411SCC (11/03)  
(2,000 - 6/05)

Please give this card to the clerk at the meeting BEFORE public testimony begins on the item you wish to address.

HOW TO ADDRESS THE COUNCIL OR BOARD/COMMISSION:

- The chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.

Comments are limited to 3 minutes.

*Speakers representing two or more persons may be granted additional time*

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments #1 THE VIEW TOWARDS BLACK MOUNTAIN - IS THE SINGLE  
MOST VALUED <sup>ASPECT</sup> MY HOME - HAVE SPENT MUCH ON SPAD-FOUNTAIN  
#2 WE BOKE UP TO A WILD LIFE AREA THAT IS A FLOOD PLANE  
AND WE NEED A GUARANTEE THAT IT WILL NOT BECOME  
A FLOOD PROBLEM

Please give this card to the clerk at the meeting BEFORE public testimony begins on the item you wish to address.

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A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments It will ruin our view of Black  
Mountain. The "DESERT BELT" is a  
flood-plane & we wish to keep it  
that way - NO 2 story buildings!!





## SPEAKER/CITIZEN COMMENT CARD

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17+18

PLEASE PRINT NAME Kim Christman MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Terraviva

ADDRESS 6880 E. Nightingale Star Circle ZIP 85262

HOME PHONE 480 563 0538 WORK PHONE 480 342 1913

☒ YES, I WISH TO SPEAK REGARDING ITEM # give my time to Nancy Christman 17+18 (Opposed to 17+18)

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17+18

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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GG2003-411SCC (11/03)  
(2,000 - 6/05)



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17

PLEASE PRINT NAME Richard E. CALK MEETING DATE 6/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 6653 E. Evening Flow DR. Scottsdale ZIP 85262

HOME PHONE 480 595-2535 WORK PHONE 480 907 4515

☒ YES, I WISH TO SPEAK REGARDING ITEM # 17

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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Comments are limited to 3 minutes.

*Speakers representing two or more persons may be granted additional time*

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments I am opposed to 17+18 because of increased noise, Traffic and obstruction of my view that I paid for with the understanding that the Windmill pass property is zoned for residential use.

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HOW TO ADDRESS THE COUNCIL OR BOARD/COMMISSION:

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A red light will appear when your 3 minutes are up

Comments This parcel abuts and fronts on Premium Residential Properties. Commercial development will impact on the Ambiance, and environment of the surrounding area. Additionally, Canefree Highway in this area is a narrow, winding two lane road already experiencing traffic "overload" during peak hours.

The proposed development is NOT APPROPRIATE TO THE AREA.



## SPEAKER/CITIZEN COMMENT CARD

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17+18

PLEASE PRINT NAME PATRICIA KETTLER MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 24929 N. 114TH ST SCOTTSDALE ZIP 85255

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # 17+18

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD. *Please give my time to NANCY CHRISTMAN*

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17+18

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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17

PLEASE PRINT NAME TONI GAUENER MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT TERRAVITA

ADDRESS 6868 E NIGHTINGALE STAR CK ZIP 85262

HOME PHONE 480-4880404 WORK PHONE —

☐ YES, I WISH TO SPEAK REGARDING ITEM # \_\_\_\_\_

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD. *giving time to Nancy Christmas*

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17/18

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_ *see other similar cards.*

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17, 18

PLEASE PRINT NAME Don Jensen MEETING DATE 9-28-05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Land owner of Proposed project

ADDRESS 6839 E. CAKEFREE Hwy ZIP \_\_\_\_\_

HOME PHONE 480-595-6511 WORK PHONE 602 430 9378

☒ YES, I WISH TO SPEAK REGARDING ITEM # 18

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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17 + 18

PLEASE PRINT NAME Inge Vairo MEETING DATE \_\_\_\_\_

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT 10040 E. Happy Valley Rd. #451

ADDRESS ← ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # 17 + 18

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

I give my time  
to Nancy  
Christman  
please

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17/18

PLEASE PRINT NAME BOB BERRY MEETING DATE \_\_\_\_\_

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 6801 STAGE COACH PASS ZIP 85377-6123

HOME PHONE 480 575 1471 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # WINDMILL PASS

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17/18

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17/18

PLEASE PRINT NAME Doris Berry MEETING DATE \_\_\_\_\_

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 6801 E Stagecoach Pass ZIP 85377

HOME PHONE 480 575 1471 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # \_\_\_\_\_

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

17-18

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # WINDMILL PASS

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17

PLEASE PRINT NAME DICK BUCKLEY MEETING DATE 9-28-05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 6770 E. AMBER SUN DR - SCOTTSDALE, AZ ZIP 85262

HOME PHONE 480-595-9403 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # 17 + 18

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17 + 18

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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17 18

PLEASE PRINT NAME BILL GRUENER MEETING DATE 9-28-05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT TERRAVITA

ADDRESS 6868 E. NIGHTINGALE STAR CIR. ZIP 85262

HOME PHONE (480) 488-0404 WORK PHONE \_\_\_\_\_

☒ YES, I WISH TO SPEAK REGARDING ITEM # 17 & 18

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17 & 18

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING WINDMILL PASS

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17+18

PLEASE PRINT NAME Wancy Christman MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Terraviva HOA

ADDRESS 6880 E. Nightingale Star Circle, Scottsdale ZIP 85262

HOME PHONE 480-563-0538 WORK PHONE 480-754-6435

- ☒ YES, I WISH TO SPEAK REGARDING ITEM # 17+18 Opposed Extra time being donated by others)
- ☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.
- ☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17+18
- ☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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17/18

PLEASE PRINT NAME GRAHAM KETTLE MEETING DATE 9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT COPP

ADDRESS 24929 N 114th St, Scottsdale ZIP 85255

HOME PHONE 480 664 7727 WORK PHONE \_\_\_\_\_

- ☒ YES, I WISH TO SPEAK REGARDING ITEM # 17+18
- ☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.
- ☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☒ I AM OPPOSED TO AGENDA ITEM # 17-18
- ☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

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(2,000 - 6/05)




## Current Planning Services

One Civic Center  
7447 E Indian School Road, Suite 105  
Scottsdale, AZ 85251

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### MEMORANDUM

**TO:** Honorable Mayor and Council members  
**FROM:** Randy Grant, Chief Planning Officer   
**DATE:** October 19, 2005  
**SUBJECT:** Windmill Pass

Attached is a citizen's petition for the Windmill Pass General Plan Amendment (11-GP-2005) which is item #5 on the October 24, 2005 agenda.



CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
TO CHANGE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO COMMERCIAL  
FOR 6839 E CAREFREE HIGHWAY (WINDMILL PASS)

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the City's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Commercial. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and increase traffic and noise in this residential community. Please protect our neighborhood by opposing this amendment.

35362

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	SCOTTSDALE, AZ	PHONE	EMAIL
Ashley Newman	<i>[Signature]</i>	7540 E Pleasant Run	(480) 277-1357		
Judy Bartelstone	<i>[Signature]</i>	7068 E. Mighty Saguaro	480 595 8280		
Patricia H Singley	<i>[Signature]</i>	6658 E. Crested Saguaro Lane	488-7841		
Anne G. DeLo	<i>[Signature]</i>	6486 E. Night + Glow Cr.	480-488-5140		
Barbara Waple	<i>[Signature]</i>	6280 E Amber Sun Dr	480-575-1228		
Michael Skersu	<i>[Signature]</i>	6809 E Beverly Lane	480-596-1057		
John Baras	<i>[Signature]</i>	6892 E. Nightingale Star Ct	480-368-2243		
Margaret Baras	<i>[Signature]</i>	6892 E. Nightingale Star Ct.	480-368-2243		
Lindy Demers	<i>[Signature]</i>	7759 E. Soaring Eagle Way	480.595.0963		

10/19/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
FOR 6839 E CAREFREE HIGHWAY

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the city's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Service Residential. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and change the life style of this unique residential community. Please protect our neighborhood by opposing this amendment.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
KAREN PURCELLI	<i>Karen Purcelli</i>	6540 E. WHISPERING MESQUITE	(480) 595-8063	KAPUR8@COX.NET
JOHN PURCELLI	<i>John T. Purcelli</i>	6540 E. WHISPERING MESQUITE	(480) 595-8063	-
Barbara J. O'Neill	<i>Barbara J. O'Neill</i>	6664 E. Amber Sun Dr.	480-488-4916	bjon818@cox.net
GERALD G. GONYO	<i>Gerald G. Gonyo</i>	6528 E. WHISPERING MESQUITE TRAIL	480-595-5653	JERNOM@COX.NET
Darlene R Gonyo	<i>Darlene R. Gonyo</i>	6528 E. WHISPERING Mesquite Trl.	480-595-5653	Darlene.gonyo@cox.net
Jane Chapman	<i>Jane Chapman</i>	6535 E. Whispering Mesquite	480-595-7191	janechapman@cox.net
RAY GORSTE	<i>Ray Gorste</i>	6576 E. WHISPERING MESQUITE	480 595 2480	AZKAMONED@COX.NET
ROGER MOWRY	<i>Roger Mowry</i>	6647 E. Whispering Mesquite	480 595-9441	
HAZEL MOWRY	<i>Hazel Mowry</i>	6647 E. WHISPERING MESQUITE	480 595-9441	
GUNE COOKE	<i>Gune Cooke</i>	6671 E. Whispering Mesquite	480-488-1469	
Geri Cooke	<i>Geri Cooke</i>	6671 E. Whispering Mesquite	480-488-1469	
Libbie G. Rosenholtz	<i>Libbie G. Rosenholtz</i>	6516 E. Whispering Mesquite Jr.	480-595-9296	

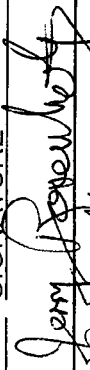
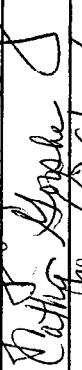






10/19/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
FOR 6839 E CAREFREE HIGHWAY

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the city's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Service Residential. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and change the life style of this unique residential community. Please protect our neighborhood by opposing this amendment.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Jerry Rosenholtz		6516 E. Whispering Mesquite	480-595-9290	
Cathy Gorshe		6576 E. Whispering Mesquite	(480) 595-2480	
Charles V. Masika		24082 N 66th Way	480 488-8822	
JAN Ioset		7154 E. Aloe Vera Dr.	480-575-9919	
DOUG AUSTIN		7016 E. EAGLE FEATHER	480-595-5383	
John Wheeler		6647 E Andy Sun Drive	480-595-1954	
TIM HORN		6659 E WHISPERING MESQUITE	480 595 0036	
CHRISTINE STANKE		4854 E WHISPERING MESQUITE	480-595-0036	

10/19/05

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO CHANGE THE ZONING  
FROM SUBURBAN NEIGHBOR TO SERVICE RESIDENTIAL  
FOR 6839 E CAREFREE HIGHWAY**

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the city's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Service Residential. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

We are opposed to the proposed change because the existing and planned office space adequately serves the needs of the local residents. Commercialization of this area will erode the existing open spaces and change the life style of this unique residential community. Please protect our neighborhood by opposing this amendment.

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
SUSAN REIMAN	<i>[Signature]</i>	6552 E Whispering Mesquite Tr.	488-7468	
REUBEN REIMAN	<i>[Signature]</i>	6552 E Whispering Mesquite Tr.	488-7468	
GREGG ERICKSEN	<i>[Signature]</i>	6564 E Whispering Mesquite Tr.	585-8554	
Lew Erickson	<i>[Signature]</i>	6564 E Whispering Mesquite Tr.	585-8554	
Shirley Daskow	<i>[Signature]</i>	6564 E Whispering Mesquite Tr.	595-9110	
ERVIN J DASKOW	<i>[Signature]</i>	33601 N. 64 ST.	480-595-9110	
REVA BUDLEY	<i>[Signature]</i>	34479 N 66TH WAY	480 4881192	
ARNDT BUDLEY	<i>[Signature]</i>	34479 N. 66 WAY	480-488-1192	
LOUISE NASH	<i>[Signature]</i>	6670 E, Whispering Mesquite	480-2192018	
GEORGE R. NASH	<i>[Signature]</i>	6670 E, Whispering Mesquite	480-219-2018	
ARCONYN CHEWIS	<i>[Signature]</i>	6623 E Whispering Mesquite Tr	480-488-7985	
Thom Chewis	<i>[Signature]</i>	6623 E Whispering Mesquite Tr	480-488-7985	

10/19/05

**CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
TO CHANGE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO COMMERCIAL  
FOR 6839 E CAREFREE HIGHWAY (WINDMILL PASS)**

We, the undersigned Scottsdale residents, are opposed to the proposed amendment to the City's General Plan (11-GP-2005) that would change the designation of this 6.5 acre parcel from Suburban Neighborhood to Commercial. The parcel is located on the south side of Carefree Highway at Stagecoach, just west of the Albertson's shopping center.

If successful, the proposed use is for an office complex. Within a three-mile radius of this location, 17 office buildings with 134,000 sq feet of space already exist, with a 19.4% vacancy rate. Within this same three-mile radius, there are 20 new office buildings planned for construction within the next 12 months, which will add another 125,000 sq feet of office space.

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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Phyllis Marion	Phyllis Marion	6841 E. Nightingale Star Circle	480-595-0171	phyllis.marion@cox.net
Ben Marion	Ben Marion	6841 E. Nightingale Star Circle	480-595-0171	phben@cox.net
Jan Johnston	Jan Johnston	33679 N. 64th St.	480-595-2327	
Bill Groener	Bill Groener	6868 E. NIGHTINGALE STAR CIRCLE	(480) 488-0404	
Ann Vanderweert	Ann Vanderweert	34423 N 68th Way	480-595-8202	
Pam Hohenstein	Pam Hohenstein	34447 N. 68th Way	480-488-6936	
Harold Hohenstein	Harold Hohenstein	34447 N. 68th Way	480-488-6936	
Curt Plaster	Curt Plaster	34483 N. 68th Way	480-575-7599	
Mary Plaster	Mary Plaster	34483 N. 68th Way	480-575-7549	
James Jordan	JAMES JORDAN	6779 Nightingale Star	480-575-9511	
Lois Jordan	Lois Jordan	6779 Nightingale Star	480-575-9511	
Nestor Herbowy	Nestor Herbowy	6811 Nightingale Star	480-275-4488	
Laureen Herbowy	Laureen Herbowy	6811 E. Nightingale Star Cir.	480-275-4488	


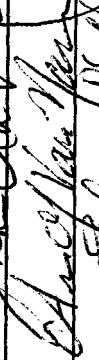

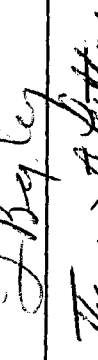



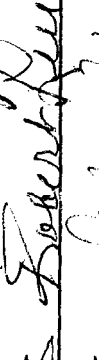
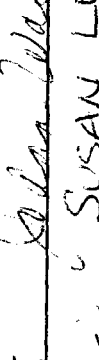
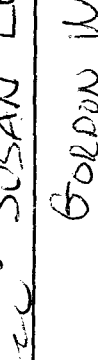
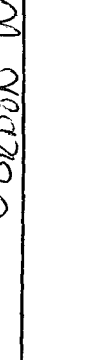

10/19/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
John Van Norman		32935 N. 68th Pl. Scottsdale	480-488-8099	
Ann Van Norman		32935 N. 68th Pl. Scottsdale	480-488-8099	
Edward F. Begley		6804 E. WHISPERING MESQ	SCOTTSDALE 480-575-1636	
LINDA BEGLEY		11686 E. WINDMILL PASS	SCOTTSDALE 480-575-1636	
Thomas A. Rotherman		6871 E. CARLSEN Sky Tr. Scottsdale	480-488-8721	
PATRICIA PEETTYMAN		6827 E. Carmona Sky Tr. Scottsdale	480-488-8721	
MURRAY SIMS		33631 N. 71st Way Scottsdale	480-595-8320	
BEVERLY SIMS		33631 N. 71st Way		
ROBERT LEWIS		6759 E. Custer Sunnysdale	480-575-6644	
JOAN WATKINS		7052 E. Eagle Feather Rd. Scottsdale	480-575-9760	
SUSAN LEWIS		6759 E. Amber Sand. Scottsdale	480-575-9760	
GORDON WATKINS		7052 E. EAGLE FEATHER	480-575-9760	

10/19/05

CITIZEN PETITIONERS TO OPPOSE AN AMENDMENT TO THE GENERAL PLAN  
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NAME (PLEASE PRINT)	SIGNATURE	ADDRESS	PHONE	EMAIL
Ronald L Bane	<i>[Signature]</i>	6610 E. Crested Square Lane	480 575-7240	RLBANE@cox.net
Carole L. Bane	<i>[Signature]</i>	6610 E. Crested Square Lane	480 575-7240	RLBANE@cox.net
JOHN THOMPSON	<i>[Signature]</i>	6807 E SUNSET SKY CL.	480-595-5780	JOHNST1@HOTMAIL.COM
Linda Thompson	<i>[Signature]</i>	6807 E Sunset Sky Cl.	480-555-0770	LOL27194@aol.com
Margaret Ficht RA	<i>[Signature]</i>	6975 E. Fairview Sky	480-888-0038	MARGARET.FICHT@CSC.COM
Wendy L. Ficht	<i>[Signature]</i>	6975 E. Fairview Sky	480-888-0038	WENDY.FICHT@CSC.COM

# Windmill Pass

CASE # 11-GP-2005

## Windmill Pass

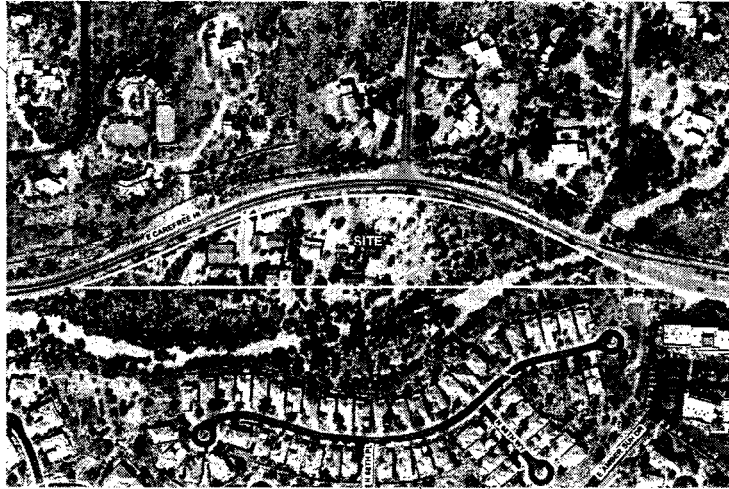


CONTEXT AERIAL

11-GP-2005



## Windmill Pass



CLOSE AERIAL

11-GP-2005

## Purpose

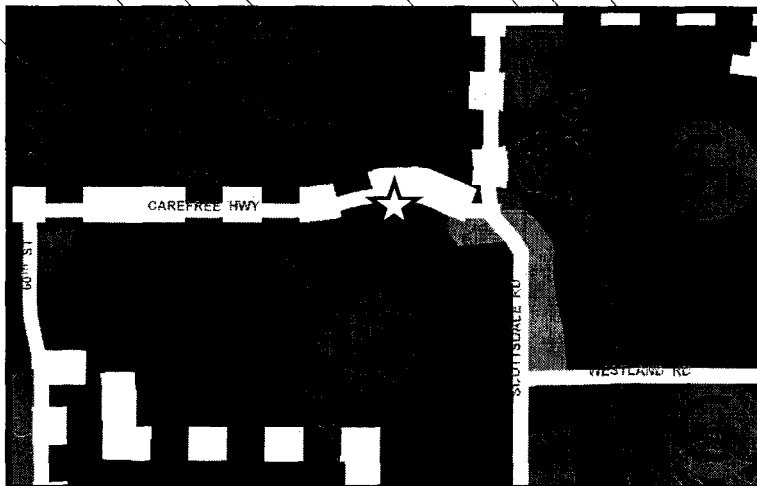
- The proposed change would facilitate the developer's desire for office development.

## Request

### Amend General Plan

- Existing = Suburban Neighborhoods
  - Medium to small-lot single family neighborhoods/subdivisions
  - 1 to 8 lots per acre
- Propose = Minor Office
  - Offices of a residential scale
  - Moderate traffic volumes
  - 1 story of height

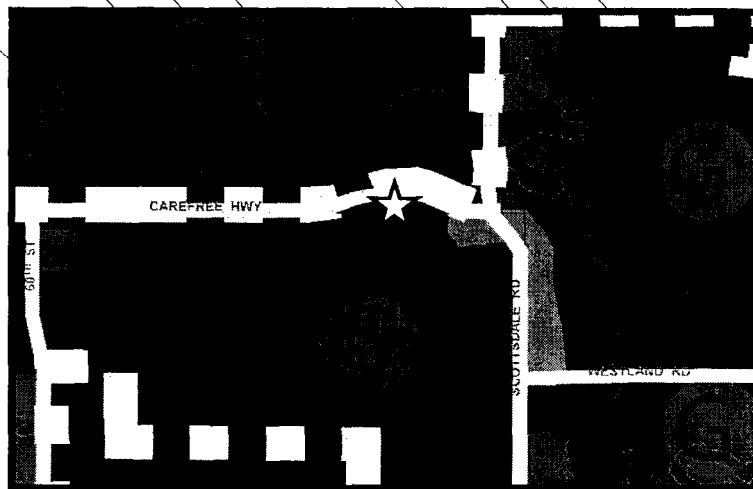
## Windmill Pass



EXISTING GENERAL PLAN

11-GP-2005

## Windmill Pass



PROPOSED GENERAL PLAN

11-GP-2005

## Analysis Points

- Land use balance
- Economic vitality
- Open space
- Character and design
- Preservation / environmental planning
- Community mobility

## Planning Commission Recommendation

- Approval, 4-2.

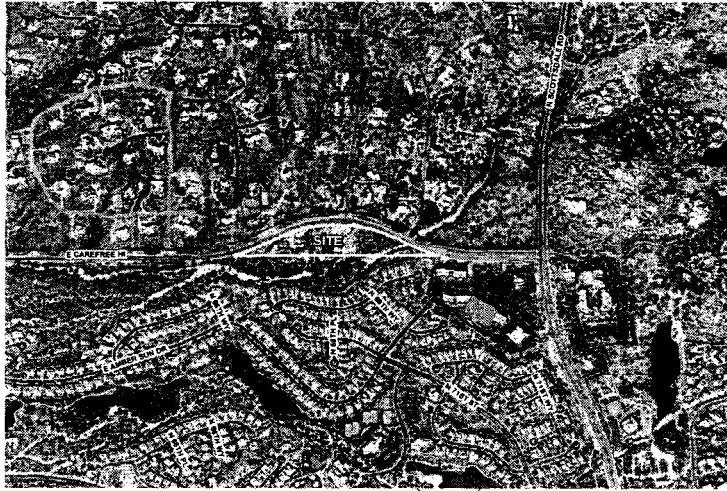
## Windmill Pass



CLOSE AERIAL

11-GP-2005

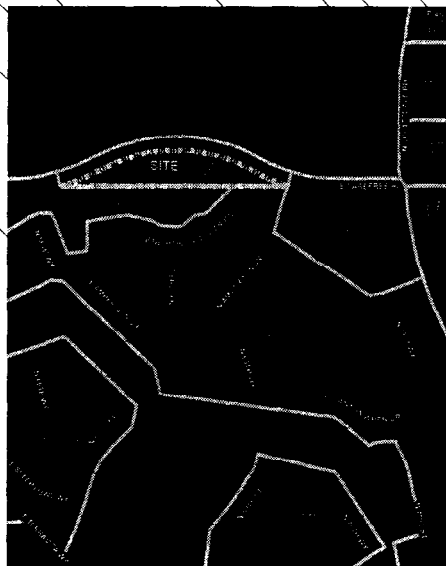
## Windmill Pass



CONTEXT AERIAL

11-GP-2005

## Windmill Pass



ZONING MAP

11-GP-2005